



MICHAEL HODGSON

estate agents & chartered surveyors

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DEVONSHIRE STREET, SUNDERLAND

£139,950

Having undergone a scheme of modernisation and improvements this superb 3 or 4 bed dormer cottage must be viewed to be fully appreciated benefitting from new floor coverings, new kitchen with integrated appliances, new bathroom and many extras of note. Situated on Devonshire Street in Monkwearmouth the property is ideally located being close to Sunderland Stadium of Light, Sunderland Aquatic Centre as well as transport links, including the Metro, to Sunderland City Centre. The property offers versatile living space briefly comprising of: Entrance hall, Dining / Sitting or Ground Floor 4th Bedroom, Living Room, Kitchen, bathroom and to the First Floor, Landing 3 Bedrooms. Externally the property has a yard to the rear. There is NO ONWARD CHAIN INVOLVED in the sale. Viewing is highly recommended.

- | | |
|-----------------|--|
| Dormer Cottage | 3 or 4 Bedrooms |
| Living Room | Dining / Sitting Room or
Ground Floor 4th Bedroom |
| New Kitchen | New Bathroom |
| Viewing Advised | EPC Rating: TBC |



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Entrance Hall
Radiator.

Bedroom 4 / Sitting / Dining Room
13'6" x 13'6"
A versatile room that could be used as a ground floor 4th bedroom /living / sitting room, double glazed window, radiator.

Living Room
17'5" x 13'8"
The living room has a double glazed window and double glazed door to the rear yard, radiator, feature fireplace with electric fire, stairs to the first floor.

Kitchen
6'2" x 11'5"
The kitchen has a new comprehensive range of floor and wall units, stainless steel sink with mixer tap, double glazed window, electric hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, laminate floor.

Bathroom
New modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower head and an additional shower attachment, double glazed window, wall mounted gas central heating boiler, radiator, double glazed window.

First Floor
Landing.

Bedroom 1
11'8" x 11'11"
Rear facing, double glazed window, radiator.

Bedroom 2
7'3" x 11'1"
Front facing, double glazed window, radiator.

Bedroom 3
6'11" x 8'3"
Front facing, double glazed window, radiator.

Externally
Externally there is a graveled rear yard.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band A.

M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

