# MICHAEL HODGSON

estate agents & chartered surveyors

# EDWARD BURDIS STREET, SUNDERLAND
## £49,950

NO CHAIN INVOLVED - The property comprises of a 1 bed cottage situated on Edward Burdis Street in Southwick which is close to shops, excellent transport links and other local amenities and is approximately 2 miles from Sunderland City Centre. The property briefly comprises of: Entrance Hall, Living Room, Bedroom, Kitchen / Breakfast Room and a Bathroom. Externally there is a rear yard accessed via an electric roller shutter. The property is likely to appeal to a wide variety of purchasers and should be viewed to be appreciated.

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|---|---|
| Cottage | 1 Bedroom |
| Living Room | Kicthen |
| Bathroom | No Chain Involved |
| Viewing Advised | EPC Rating: TBC |

# EDWARD BURDIS STREET, SUNDERLAND
# £49,950

Entrance Hall
Leading to:

Bedroom
12'6" x 12'9"
Front facing, radiator.

Living Room
12'10" x 15'6"
Double glazed window, radiator.

Kitchen
6'9" x 18'2"
Range of floor and wall units, stainless steel sink and drainer, electric oven, electric hob, double glazed window, double radiator, double glazed door to the rear yard.

Bathroom
White suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

Externally
Externally there is a rear yardaccessed via an electric roller shutter

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.

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