



MICHAEL HODGSON

estate agents & chartered surveyors



DUKE STREET NORTH, SUNDERLAND £115,000

This 2 bed cottage is situated in a much sought after and desirable area of Fulwell on Duke Street North just off Fulwell Road boasting easy access to the sea front, Sea Road shops and amenities as well as Sunderland City Centre and the region beyond. Appealing to a wide variety of purchasers the property is offered For Sale with NO ONWARD CHAIN INVOLVED and has been the subject of some modernisation and improvements but does need floor coverings and some finishing touches. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen, Rear Passage, Bathroom and 2 Bedrooms. Externally there is a rear yard. Viewing is advised to appreciate the property on offer.

Cottage

Living Room

Recently Fitted Bathroom

Viewing Advised

2 Bedrooms

Recently Fitted Kitchen

No Chain Involved

EPC Rating: D



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Entrance Hall
Radiator

Living Room
12'3" x 12'11"
Double glazed window, radiator.

Kitchen
The kitchen has a recently installed range of floor and wall units, electric oven, gas hob with extractor over, radiator, sink and drainer with mixer tap, tow double glazed windows, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 1
15'4" x 13'1"
Front facing, double glazed window, radiator.

Bedroom 2
6'10" x 10'1"
Rear facing, double glazed window, radiator.

Rear Passage
Door to the rear garden.

Bathroom
A recently installed modern white suite with mixer tap sat on a vanity unit, double glazed windows, chrome towel radiator, bath with mixer tap and shower over.

Externally
Externally there is a rear yard.

COUNCIL TAX
The Council Tax Band is Band A.

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

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

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