



MICHAEL HODGSON

estate agents & chartered surveyors



PENSHER STREET, SUNDERLAND

£65,000

IN NEED OF MODERNISATION - This 2 bed end terraced cottage is located on Pensher Street in Millfield which offers convenient access to Sunderland City Centre, Hospital, University, as well as Chester Road and its many shops and amenities. Internally the property briefly comprises of: Entrance Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a rear yard accessed via a roller shutter. There is NO ONWARD CHAIN INVOLVED with the sale Viewing is highly recommended to fully appreciate the potential on offer.

Cottage

2 Bedrooms

No Chain Involved

In Need of Modernisation

End Terrace

Living Room

Viewing Advised

EPC Rating: E



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Entrance Vestibule

Leading to the inner hall.

Inner Hall

Radiator.

Bedroom 1

14'0" x 12'9"

Front facing, double glazed window, radiator.

Living Room

13'5" max x 16'1" max

Double glazed window, radiator.

Kitchen

11'9" x 9'1"

Floor units, tiled splashback, oven, hob, stainless steel sink and drainer, wall mounted gas central heating boiler, double glazed window, radiator, door to the yard.

Bathroom

Low level WC, pedestal basin, bath, radiator, double glazed window.

Bedroom 2

9'7" x 6'11"

Rear facing, double glazed window, radiator.

Externally

Externally there is a rear yard accessed via an electric roller shutter.

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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