



MICHAEL HODGSON

estate agents & chartered surveyors



CRESSWELL TERRACE, SUNDERLAND £190,000

This substantial mid terrace property is situated on Cresswell Terrace on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities as well as excellent transport links via Sunderland Bus & Metro Interchange, University and Royal Hospital. The property provides 3 no self contained flats / bedsits. Viewing is advised to appreciate the development / investment opportunity on offer

EPC Rating: D

CRESSWELL TERRACE, SUNDERLAND
£190,000

Communal Entrance Hall
Leading to Flat 3

Flat 1

Entrance Hall
Leading to the living room/kitchen

Living Room/Kitchen
13'6" x 12'11"
Radiator, the kitchen has orange of floor and wall units, stainless steel sink and drainer.

Bedroom
7'11" x 14'7"
Radiator.

Bathroom
Pedestal basin, bath, low level WC, extractor.

Bedroom
7'3" x 14'3"
Radiator.

Flat 2

Living Room/Kitchen
16'10" to bay x 14'11"
Radiator, the kitchen has a range of floor and wall units, tile splashback, electric oven, electric hob, stainless steel sink and drainer with mixer tap.

Bedroom
7'1" x 14'0"
Radiator.

Bathroom
Pedestal basin, bath, low level WC.

FLAT 3

Bedroom/Kitchen
10'5" x 14'6"
Open plan kitchen/bedroom/sitting room, there is a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob, radiator.

Bathroom
Low level WC, pedestal basin, bath, radiator.

Garage
18'9" x 16'7"
Accessed via a 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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