



Collingwood Street, Sunderland



Tenure: Freehold

Offers In The Region Of £70,000



Collingwood Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL & FLOORPLAN * TWO BED COTTAGE
* LARGE REAR YARD * NO ONWARD CHAIN * CLOSE TO
LOCAL AMENITIES * COUNCIL TAX BAND - A * EPC - D *

Hunters welcome to the market this one bedroom cottage on Collingwood Street, Southwick.

Occupying a sought after position in the Southwick suburb of the city, set close to the banks of the River Wear, this surprisingly spacious mid terraced cottage, available with no upward chain, offers an exciting opportunity for a wide range of buyers.

Internal accommodation comprises entrance lobby, living room, kitchen/dining room, utility area, large double bedroom and bathroom to the ground floor and upstairs loft room.

Externally boasting a larger than average rear yard proving ample space for both off street parking and outdoor space.

Within easy walking distance of Southwick Green shopping centre and central to the city centre, A19 and coast.

Viewings comes recommended.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

926.23 ft²
86.05 m²

Reduced headroom

2326.4 ft²
20.08 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

11b Sea Road, Fulwell, Sunderland, SR6 9BP

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