



MICHAEL HODGSON

estate agents & chartered surveyors

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SHEPHERD STREET, SUNDERLAND  
£85,000

This deceptively spacious and versatile 3 bed dormer cottage is situated on Shepherd Street in Millfield that is likely to appeal to a wide variety of purchasers providing an excellent location offering convenient access to local shops, Hytton Road, Sunderland Hospital, amenities and transport links. The versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Breakfast Room, Rear Passage, bathroom and to the First Floor, Landing and 3 Bedrooms. Externally there is a rear yard accessed via an up and over garage door providing off street parking. Viewing is highly recommended to fully appreciate the property on offer.

Dormer Cottage

3 Bedrooms

Living Room

Sitting Room

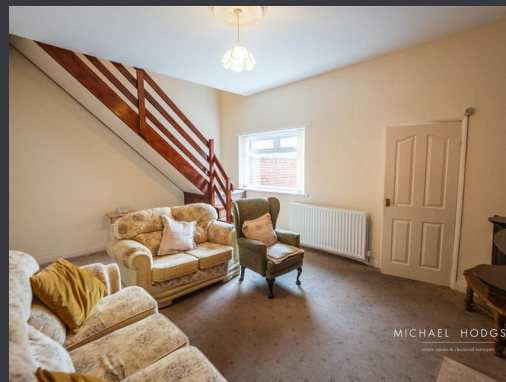
Kitchen / Breakfast Room

Viewing Advised

Lovely Property

EPC Rating: TBC

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### Entrance Hall

Radiator

### Living Room

13'0" x 13'11"

triple glazed window, double radiator, feature fireplace with gas fire

### Sitting Room

18'5" x 12'11"

triple glazed window, double radiator, return staircase to the first floor, feature fireplace with gas fire,

### Kitchen/Breakfast Room

17'3" x 8'11"

The Kitchen has a range of floor units, stainless steel sink and drainer with mixer tap, space for a cooker, triple glazed window, wall mounted gas central heating boiler, laminate floor, double radiator, plumbed for washing machine

### Rear Passage

Store cupboard, door to the yard

### Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath, triple glazed window, shower cubicle with electric shower and tile surround, double radiator

### First Floor

Landing

### Bedroom One

13'3" x 9'2"

Rear facing, double glazed window, radiator

### Bedroom Two

11'7" x 8'0"

Front facing, double glazed window, radiator

### Bedroom Three

8'3" x 8'0"

Front facing, double glazed window, radiator

### External

Externally there is a rear yard accessed via an up and over garage door providing off street parking

### 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

# M I C H A E L   H O D G S O N

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