



MICHAEL HODGSON

estate agents & chartered surveyors

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GENERAL GRAHAM STREET, SUNDERLAND
£149,950

We welcome to the market this 4 bedroom cottage situated on General Graham Street in High Barnes. Located close to local schools, shops, amenities as well as Chester Road shops and Sunderland Royal Hospital. The property itself briefly comprises of Entrance Vestibule, Inner Hall, Living Room/ Dining Room, Kitchen, Bathroom, 2 Bedrooms and Bar Area. To the First Floor there are 2 Bedrooms. Externally there is a front forecourt and a rear yard. Viewing is recommended.

Cottage	4 Bedrooms
Living Room / Dining Room	Kitchen
Ground Floor Bathroom	Popular Location
Must Be Viewed	EPC Rating: E

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Entrance Vestibule

Inner Hall
Radiator

Bedroom
8'0" x 12'9"
Front facing bedroom having a double glazed window and radiator

Bedroom
12'5" x 11'6" max
Rear facing having a double glazed sliding door to the rear bar area.

Bar Area
12'0" max x 7'5"
Double glazed door to the rear , velux style window

Living Room
16'2" to bay x 12'3" max
Front facing Living Room having a double glazed bay window, radiator, coving to ceiling and opening to the Dining Room

Dining Room
11'8" max x 13'1" max
Rear facing double glazed window, radiator, stairs to the first floor and opening to the kitchen

Kitchen
7'8" max x 11'10" max
The Kitchen has a range of floor and wall units, integrated microwave, integrated oven, sink and drainer with mixer tap, wall mounted gas central heated boiler, gas hob with extractor over, double glazed window, door to the rear.

Rear Passage
Space for fridge freezer, plumbed for washer.

Bathroom
Suite comprising of WC and wash hand basin on a vanity unit, shower,

free standing bath, double glazed window, recessed spot lighting, radiator.

First Floor
Landing, storage cupboard

Bedroom
9'0" max x 12'9" max
T fall roof, 2 velux style windows, cupboard with storage under eaves.

Bedroom
6'11" max x 13'1" max
T fall roof in part, 2 velux style windows, radiator

Externally
Externally there is a front forecourt and 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

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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

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