



MICHAEL HODGSON

estate agents & chartered surveyors

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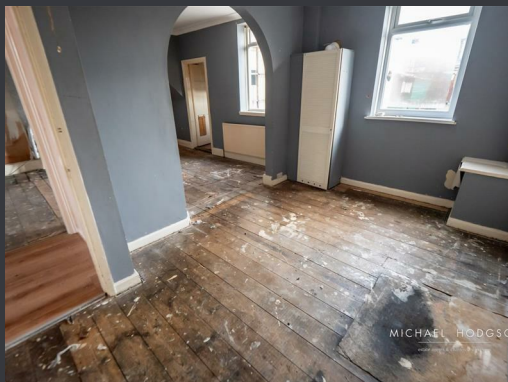
## CROMWELL STREET, SUNDERLAND £95,000

Available with NO ONWARD CHAIN this deceptively spacious 4 bed cottage is in need of modernisation and improvement throughout and offers an exciting opportunity with superb investment potential for a home owner or investor. The generous yet versatile living space briefly comprises of Entrance Hall, Living Room, Dining Area, Inner Hall, Kitchen, Bathroom and 2 Ground Floor Bedrooms and to the first floor 2 Bedrooms and a Jack and Jill style En Suite Bathroom. Externally there is a front forecourt and a generous rear yard. The property is situated on Cromwell Street in Millfield being close to located schools, shops and amenities in addition Sunderland City Centre and Hospital. This property must be viewed to fully appreciate the space on potential on offer.

Cottage  
Living Room  
Kitchen  
No Chain Involved

4 Bedrooms  
Dining Area  
Bathroom & En Suite  
EPC Rating:E

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## CROMWELL STREET, SUNDERLAND

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### Entrance Hall

Laminate floor.

### Living Room

13'8" x 13'4"

Rear facing, radiator,

### Dining Area

13'9" x 9'1"

Radiator, double glazed window, wall mounted gas central heated boiler.

### Bedroom 3

16'2" to bay x 11'1"

Front facing, bay window, radiator.

### Bedroom 4

14'1" x 7'4"

Front facing, radiator.

### Inner Hall

Stairs to the first floor, door to the rear yard

### Kitchen

10'0" x 8'5"

Floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window.

### Bathroom

Pedestal basin, low level WC, double glazed window, the bathroom is in need of finishing

### First Floor

Landing.

### Bedroom 1

15'4" x 10'2"

Velux style window, double radiator,

### En Suite

Jack and Jill style en suite accessed from both first floor bedrooms, velux style windows, low level WC, corner bath, radiator.

### Bedroom 2

14'4" max x 15'9" max

Velux style window, double radiator.

### Externally

Externally there is a front forecourt and a generous rear yard

### 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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