



MICHAEL HODGSON

estate agents & chartered surveyors

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## CUBA STREET, SUNDERLAND

Offers Over £189,950

We welcome to the market this immaculately presented 3, formally 4, bed terraced house situated on Cuba Street in Grangetown that is likely to appeal to a variety of purchasers and should be viewed to be appreciated. The property is ideally located for convenient access to shops, schools, amenities as well as good transport links to Sunderland City Centre and beyond. Internally the generous yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom in addition to a useful store room. Externally there is a front forecourt and a rear block paved courtyard accessed via an electric roller shutter. Viewing is highly recommended.

Mid Terraced House

3 Bedrooms

Living Room

Sitting Room

Kitchen / Dining Room

Immaculate Property

Formerly 4 Bedrooms

EPC Rating: TBC



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### Entrance Vestibule

Laminate floor, leading to the inner hall.

### Inner Hall

Radiator, laminate floor, stairs to the first floor.

### Living Room

16'4" to bay x 13'4"

The living room has a double glazed bay window to the front elevation, laminate floor, multi fuel stove, double radiator, ornate ceiling.

### Sitting Room/Dining Room

12'2" x 15'6"

A versatile room currently used as a sitting room having a Double glazed window, laminate floor, feature fireplace with gas fire.

### Kitchen / Dining Room

9'9" x 20'10"

The kitchen has a range of floor and wall units, tiled splashback, granite worktop, double glazed window, French door to the rear garden, radiator, range cooker, space for an American style fridge freezer, Belfast sink with mixer tap.

### First Floor

Landing, double radiator, walk in storage cupboard, loft access.

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower cubicle with tiled splashback, tiled floor, double glazed bay window, tiled floor, radiator, towel radiator, bath with mixer tap and shower attachment, recessed spot lighting.

### WC

Low Level WC, double glazed window.

### Bedroom 1

16'2" to bay x 11'10"

Front facing double glazed bay window, radiator, laminate floor.

### Bedroom 2

12'2" x 14'7"

Rear facing, double glazed window, radiator, laminate floor.

### Bedroom 3

8'2" x 9'4"

Front facing, double glazed window, laminate floor, radiator.

### Externally

Externally there is a front forecourt and a rear block paved courtyard accessed via an electric roller shutter.

### COUNCIL TAX

The Council Tax Band is Band B.

### 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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