



MICHAEL HODGSON

estate agents & chartered surveyors





## BRUNTON TERRACE, SUNDERLAND

Offers Over £67,000

An immaculately presented 1 bedroom (formerly a 2 bedroom) cottage situated in a popular and convenient location for Sunderland city centre, University and Royal Hospital. the property boasts Gas Central Heating, Double Glazing, a Security alarm system and is impeccably decorated throughout. The property would readily benefit from a loft conversion, subject to planning. The spacious living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room / Dining Room, Kitchen, Luxury Bathroom. Externally there is a secure rear yard accessed via double gates to provide secure car parking, to the front is a small forecourt. Viewing of this stunning home is only fully appreciated by viewing internally and we would urge you to view as a matter of urgency . There is no onward chain involved with this property.

Immaculate Property

1 Bedroom

Luxury Bathroom

No Onward Chain

Mid Terraced Cottage

Living / Dining Room

Double Glazed

Epc Rating: D



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### ENTRANCE VESTIBULE

Alarm control panel, leading to

### INNER HALL

Radiator with cover, original coving to ceiling.

### LIVING ROOM / DINING ROOM

18'7" x 13'8"

A spacious room having a feature fireplace with gas fire with marble inset and hearth, ornate coving to ceiling, double radiator, feature alcove, loft access, two double glazed windows.

### KITCHEN

19'3" max x 8'5" max

The kitchen is fitted with a comprehensive range of floor and wall units, tiled splashback, plumbed for washer and dryer, sink and drainer, tiled floor, loft access, door to yard, two double glazed windows to the side elevation and a part double glazed window leading to the yard.

### BEDROOM

15'5" x 15'7" to bay

Front facing bedroom having a double glazed bay window, three separate sets of fitted wardrobes, original coving to ceiling, ceiling rose and radiator.

### BATHROOM

New modern white suite comprising low level wc, pedestal basin with tiled splashback, free standing roll top bath with shower attachment, tiled floor, radiator, double glazed window.

### EXTERNALLY

Externally there is a front forecourt whilst to the rear is a yard accessed via double gates for secure parking, external light and tap.

### ESTATE AGENT OF THE YEAR

MICHAEL HODGSON have scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil

Spencer in both SALES AND LETTINGS.

The awards are based on votes received by sellers and buyers for the service they received. 2012 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST

The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

### 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.

# M I C H A E L   H O D G S O N

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