



MICHAEL HODGSON

estate agents & chartered surveyors

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## ATKINSON ROAD, SUNDERLAND £125,000

This neatly presented 1 bedroom unfurnished end terrace cottage is located on the corner of Atkinson Road and Laws Street in Fulwell just off Sea Road offering a convenient and sought after location within walking distance of many shops, Seaburn Metro Station, the sea front and its lovely beaches and amenities as well as excellent transport links to Sunderland City Centre. The property briefly comprises of Entrance Vestibule, Inner Hall, Bedroom, Living Room, Kitchen, Bathroom. Externally there is a front forecourt and rear yard. There is an additional benefit of a storage cupboard/utility has plumbing for a washing machine. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended.

No Chain Involved  
1 Bedroom  
Kitchen  
Viewing Advised

Cottage  
Living Room  
Bathroom  
EPC Rating: D



## ATKINSON ROAD, SUNDERLAND

£125,000

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### Entrance Vestibule

Leading to:

### Inner Hall

Storage cupboard, radiator, loft access

### Bedroom 1

13'10" x 13'6"

Front facing, double glazed bay window, radiator

### Living Room

12'11" x 14'3"

The living room has a double glazed window to the rear elevation, radiator, storage cupboard

### Kitchen

6'10" x 10'10"

The kitchen has a range of floor and wall units, stainless sink and drainer with mixer tap, double glazed window, wall mounted gas boiler, laminate floor, radiator, door to the rear garden

### Bathroom

White suite comprising low level WC, pedestal basin, bath with mixer tap and shower attachment over, double glazed window, radiator

### External

Externally there is a front forecourt and rear yard. There is an additional benefit of a storage cupboard/utility has plumbing for a washing machine.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is XX. 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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