



MICHAEL HODGSON

estate agents & chartered surveyors

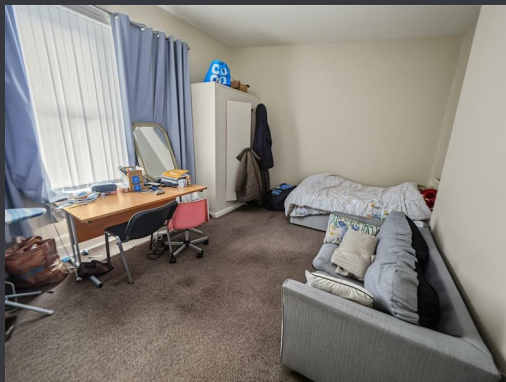


LAURA STREET, SUNDERLAND

£175,000

This substantial end terraced double fronted property is situated on Laura Street on the fringe of Sunderland City Centre providing convenient access to Sunderland City Centre, shops, bars, restaurants, cafes and amenities as well as excellent transport links. The property provides 4no self contained flats / bedsits. Externally there is a front forecourt and rear yard. Viewing is advised to appreciate the development / investment opportunity on offer

EPC Rating: D



LAURA STREET , SUNDERLAND
£175,000

Communal Entrance Hall
Leading to flats 1,2 & 3

Flat 1

Living Room/Kitchen
17'9" max x 15'3" max
Open plan living room/kitchen, radiator, the kitchen has a range of floor and wall units, electric oven, electric hob, stainless steel sink and drainer with mixer tap.

Bathroom
Low level WC, pedestal basin, bath.

Bedroom
12'2" x 11'1"
Radiator.

Flat 2

Living Room/Bedroom
12'9" x 17'9"
Radiator.

Kitchen
7'6" x 8'3"
Floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob.

Shower Room
Low level WC, radiator.

Flat 3

Living Room
17'10" x 12'7"
Radiator.

Kitchen
10'11" x 9'0"
Floor and wall units, stainless steel sink and drainer with mixer tap, radiator, electric oven, electric hob.

Bathroom
Low level WC, pedestal basin, bath, radiator.

20 A
Flat comprising of a kitchen, living room, bedroom and bathroom.

Externally
Externally there is a front forecourt and rear yard.

COUNCIL TAX
The Council Tax Band is Band

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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