



MICHAEL HODGSON

estate agents & chartered surveyors



WARENNES STREET, SUNDERLAND

£95,000

Having undergone a scheme of modernisation and improvements this well presented cottage will not fail to impress all who view benefitting from a new kitchen, new bathroom, new floor coverings and contemporary decor. Situated on Waresnes Street in Pallion which is ideally located to provide easy access to Sunderland Royal Hospital, University, Hylton Road in addition to good transport links and amenities. Internally the cottage briefly comprises of: Entrance Hall, Living Room, Ground Floor Bedroom or Sitting Room, Kitchen, Bathroom and to the First Floor, Landing and 2 loft rooms. (please note room 2 is accessed from room 1) Externally there is a rear yard accessed via an electric roller shutter. Viewing is highly recommended. There is NO ONWARD CHAIN INVOLVED with the sale.

Cottage

No Chain Involved

Living Room

Ground Floor Bedroom or
Sitting Room

New Kitchen

New Bathroom

Recently Modernised

EPC Rating: D



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Entrance Hall
Radiator, laminate floor.

Living Room
14'6" x 12'11"
The living Room has a double glazed window to the rear elevation, radiator, stairs to the first floor.

Bedroom 3 or Sitting Room
10'7" x 12'10"
A versatile room that could be used as a ground floor bedroom or reception room, double glazed window, radiator.

Kitchen
11'3" x 7'3"
The kitchen has a new range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, plumbed for washer, wall mounted gas central heating boiler, double glazed window.

Rear Passage
Storage cupboard, door to the rear yard.

Bathroom
New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity, bath with electric shower over and nailed splashback, double glazed window, extractor, chrome towel radiator.

First Floor
Landing.

Room1
13'1" max x 10'5" max
Velux style window, providing access to bedroom 3, t fall roof in part, radiator

Room2
8'11" max x 9'11" max
Accessed from bedroom 2, velux style window, t fall roof in part, radiator.

Externally
Externally there is a rear yard accessed accessed via an electric roller shutter.

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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