



MICHAEL HODGSON

estate agents & chartered surveyors



WARENNES STREET, SUNDERLAND

£95,000

Having undergone a scheme of modernisation and improvements this well presented 2 / 3 bed 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 Bedrooms. (please note bedroom 2 is accessed from bedroom 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

2 / 3 Bedrooms

Living Room

Ground Floor Bedroom or
Sitting Room

New Kitchen

New Bathroom

Recently Modernised

EPC Rating: D



WARENNES STREET, SUNDERLAND

£95,000

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.

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

Bedroom 2
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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

