



MICHAEL HODGSON

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CASTLEREAGH STREET, SUNDERLAND £115,000

This 3 bed mid terraced dormer cottage is offered For Sale with NO ONWARD CHAIN and is likely to appeal to a wide variety of purchasers being situated on Castlereagh Street in Silksworth offering a convenient location for local shops, schools and amenities as well as Doxford International and Sunderland City Centre both within a short car journey away. The property briefly comprises of: Entrance Vestibule, Living Room, Sitting / Dining Room, Kitchen, Bathroom and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there rear yard. Viewing is highly recommended.

Cottage

Living Room

Bathroom & Shower Room

No Chain Involved

3 Bedrooms

Sitting / Dining Room

Viewing Advised

EPC Rating: TBC



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Entrance Vestibule

Leading to the living room

Living Room

12'5" x 16'9"

Double glazed window, radiator, fireplace with gas fire.

Dining Room

16'10" x 14'7"

Double glazed window, radiator, cupboard under the stairs, stairs to the first floor, multi fuel stove.

Kitchen

16'9" x 7'9"

The kitchen has a range of floor and wall units, tiled splashback, double glazed window, radiator, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, space for freestanding cooker, extractor, laminate floor.

Rear Passage

Laminate floor, door to the garden, storage cupboard.

Bathroom

White suite comprising of a low level WC, pedestal basin, chrome towel radiator, double glazed window, bath with mixer and shower over, recessed spot lighting, extractor.

First Floor

Landing.

Bedroom

13'2" x 9'8"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom

9'1" x 13'11"

Front facing, double glazed window, radiator, mirror fronted fitted wardrobe.

Bedroom

6'6" x 10'10"

Front facing, double glazed window, radiator.

Shower Room

Low level WC, pedestal basin with mixer tap, chrome towel radiator, double glazed window, corner shower cubicle.

Externally

Externally there is a rear garden.

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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