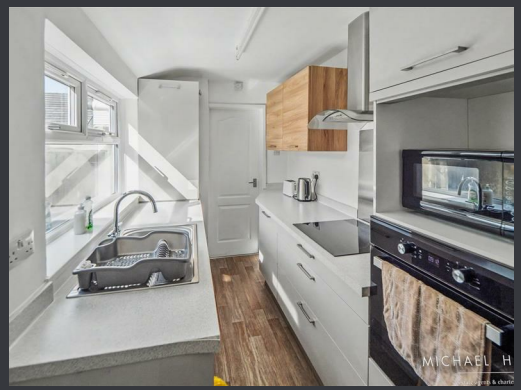
MICHAEL HODGSON

estate agents & chartered surveyors

LIME STREET, SUNDERLAND
£119,950

This deceptively spacious 4 bed cottage is situated on Lime Street just off Hylton Road in Millfield providing an excellent location offering convenient access to local shops, amenities and transport links in addition to being within reach of Sunderland Royal Hospital, Sunderland University and City Centre. The versatile living space briefly comprises of: Entrance Hall, Living Room, 2 Ground Floor Bedrooms, Kitchen, Bathroom and to the First Floor, Landing, 2 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Cottage	4 Bedrooms
Living Room	Kitchen
Bathroom	Viewing Advised
No Chain Involved	EPC Rating: E



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Entrance Hall
Laminate floor, stairs to the first floor, double radiator.

Bedroom 1
13'1" x 12'7"
Front facing, double glazed window, radiator, laminate floor.

Living Room
10'4" max x 14'9" max
The living room has a double glazed window, radiator, laminate floor.

Bedroom 2
13'7" max x 6'8" max
Rear facing, double glazed box bay window, radiator, laminate floor.

Kitchen
6'2" x 12'4"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

Bathroom
White suite comprising of a low level WC, basin with mixer tap, bath with mixer tap and electric shower over, radiator, two double glazed windows, extractor, tiled floor.

First Floor
Landing.

Bedroom 3
12'11" max x 11'2" max
Front facing, double glazed window, radiator, t fall roof in part.

Bedroom 4
16'0" max x 9'1" max
Rear facing, double glazed window, radiator, t fall roof in part.

Externally
Externally there is a rear yard.

COUNCIL TAX
The Council Tax Band is TBC

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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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.

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RICS