



MICHAEL HODGSON

estate agents & chartered surveyors



GRETA TERRACE, SUNDERLAND

£950 Per Month

This deceptively spacious 3 / 4 bed double fronted end terraced cottage is situated on Greta Terrace which is just off Chester Road offering a superb location for easy access to local shops, and amenities as well as being within easy reach of Sunderland city centre and the A19. The property briefly comprises of: Entrance Hall, Living Room, Sitting Room, Ground Floor 4th Bedrooms, Kitchen, Rear Passage and a Bathroom. To The First Floor there is a landing, 3 Bedrooms and WC accessed via Bedroom 3. Externally there is a front forecourt and a rear yard. Viewing is advised to appreciate the space, home and location on offer.

End Terrace

Living Room

Kitchen

Viewing Advised

4 Bedrooms

Sitting Room

Bathroom & Wc

EPC Rating: E



GRETA TERRACE, SUNDERLAND

£950 Per Month

Entrance Vestibule

Laminate floor, double radiator.

Living Room

11'11" x 14'11"

Double glazed window, double radiator, laminate floor.

Bedroom 4

12'5" x 10'3"

Front facing, double glazed window, laminate floor, storage cupboard.

Bathroom

Pedestal basin, low level WC, corner bath, double radiator, double glazed window, shower cubicle.

Sitting Room

14'8" max 10'0" max

Laminate floor, radiator, double glazed window.

Kitchen

9'1" x 11'1"

Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, radiator.

Rear Passage

Laminate floor, door to the rear yard.

First Floor

Landing, double glazed window.

Bedroom

10'11" x 13'6"

Front facing, double glazed window, radiator.

Bedroom

12'5" x 12'2"

Two double glazed windows, radiator,

Bedroom

16'0" max x 13'0" max

Rear facing, double glazed window, radiator.

WC

Pedestal basin, low level WC, radiator, t fall roof in part.

Externally

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

COUNCIL TAX

The Council Tax Band is Band

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

