



MICHAEL HODGSON

estate agents & chartered surveyors



JOHN CANDLISH ROAD, SUNDERLAND

£79,950

This 2 bed cottage is situated on John Candlish Road just off Hylton Road in Millfield that is likely to appeal to a wide variety of purchasers providing an excellent location offering convenient access to local shops, amenities and transport links. The living space briefly comprises of: Entrance Hall, Living Room 2 Bedrooms, Kitchen, Bathroom. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property on offer.

Cottage
Living Room
No Chain Involved
EPC Rating: D

2 Bedrooms
Kitchen
Viewing Advised

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Entrance Hall

Loft access, radiator, leading to:

Bedroom 1

13'1" x 12'6"

Double glazed window, radiator.

Bedroom 2

5'11" x 11'10"

Radiator.

Living Room

11'6" x 14'11"

Radiator.

Kitchen

9'9" max x 11'5" max

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, radiator, double glazed window,, door to the rear yard.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

Externally

Externally there is a rear yard with artificial grass, decking area, and is 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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