



MICHAEL HODGSON

estate agents & chartered surveyors

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## COOPERATIVE TERRACE, SUNDERLAND £145,000

We offer to the market this 2 / 3 bedroom mid terrace cottage located in the popular area of Barnes just off Chester Road situated on Cooperative Terrace being close to local schools, shops and amenities as well as Sunderland Royal Hospital, Chester Road and road links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom and 2 Bedrooms and to the First Floor there is a Loft Room / Bedroom and Shower Room. Externally the property has a front forecourt and a rear yard accessed via an electric roller shutter. Viewing of this property is recommended.

Mid Terraced Cottage  
Living Room  
Rear Yard  
Must Be Viewed

2 / 3 Bedrooms  
Dining Room  
Popular Location  
EPC Rating

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## Entrance Vestibule

### Inner Hall

Radiator, stairs to first floor

### Living Room

11'6" x 16'11"

The Living Room has a front facing double glazed bay window, feature fireplace with gas fire, radiator, double doors to the dining room

### Dining Room

16'2" x 13'6"

The Dining Room has a rear facing double glazed window, radiator, feature fireplace with gas fire

### Kitchen

8'1" x 12'9"

The Kitchen has a range of floor and wall units, integrated oven, electric oven with gas hob, stainless steel sink and drainer, radiator, cupboard with wall mounted gas central heating boiler plumbed for washing machine, double glazed window, door to rear

### Bathroom

Suite comprising low level wc, wash hand basin set on as vanity unit, bath with shower over, double glazed window, towel radiator

### Bedroom One

8'0" x 14'1"

Rear facing double glazed window, radiator

### Bedroom Two

14'0" x 8'2"

Front facing double glazed window, radiator

## First Floor

### Loft Room

22'3" x 17'8"

T-fall roof in part, two Velux's style windows, storage in eaves

## Shower Room

Shower, pedestal wash hand basin, t-fall roof in part Velux style window

## External

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

## COUNCIL TAX

The Council Tax Band is Band

## TENURE

We are advised by the Vendors that the property is XX. 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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