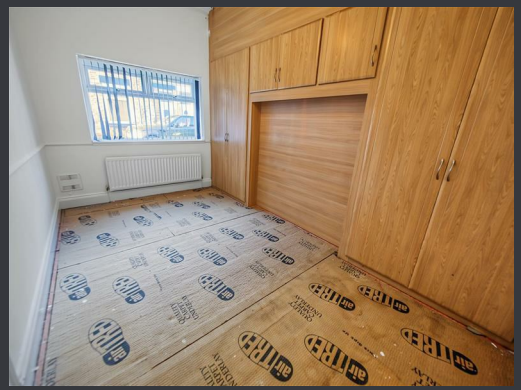
MICHAEL HODGSON

estate agents & chartered surveyors

EGLINTON STREET, SUNDERLAND
£85,000

This 1 bedroom mid terraced cottage is situated on Eglinton Street in the convenient area of Monkwearmouth being close to the Stadium Of Light Stadium, Sunderland Aquatic Centre, Stadium Of Light Metro Station with rail links to Sunderland City Centre and Newcastle, as well as being close to local amenities. The property itself comprises of Entrance Hall, Living Room, Kitchen, Bathroom and 1 Bedrooms. Externally there is a rear yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this property is recommended.

Cottage	1 Bedroom
Living Room	Kitchen
Bathroom	No Chain Involved
Viewing Advised	EPC Rating: D



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Entrance Hall
Radiator

Bedroom
15'1" x 8'9"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Living Room
13'1" x 14'9"
Double glazed window, double radiator, feature fire with electric fire.

Kitchen
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven , electric hob with extractor over, double glazed window, wall mounted gas central heating boiler, door to the rear yard.

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

Externally
Externally there is a rear yard accessed via an electric roller shutter proving off street parking

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

COUNCIL TAX
The Council Tax Band is Band A.

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RICS