



MICHAEL HODGSON

estate agents & chartered surveyors

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OCEAN ROAD SOUTH, SUNDERLAND

£125,000

A fantastic opportunity to purchase this superb 2 or 3 bed mid terraced cottage that has undergone a comprehensive scheme of modernisation and improvement, which includes a new roof and a new boiler that must be viewed to be fully appreciated. The property is located on Ocean Road South in Grangetown offering a much sought after and convenient location providing access to Grangetown centre and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself benefits from a new kitchen, a new bathroom and new shower room, contemporary décor, plus many extras of note. The stylish and versatile accommodation briefly comprises Entrance Hall, Reception Room or Ground Floor 3rd Bedroom, Living Room, Kitchen, Rear Passage, Bathroom and to the First Floor, landing, 2 Bedrooms and a Shower Room.. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

Cottage	2 or 3 Bedrooms
Sitting Room	Living Room or Ground Floor 3rd Bedroom
New Kitchen	New Bathroom And Shower Room
No Chain Involved	EPC Rating: TBC



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Entrance Hall

Radiator, leading to:

Bedroom/Reception Room

13'1" x 11'5"

A versatile room that could be used as a ground floor 3rd bedroom or reception room having a double glazed window, radiator.

Living Room

15'8" max x 12'5" max

The living room has a Double glazed window to the rear elevation, stairs to the first floor, up lighting, radiator.

Kitchen

7'7" x 13'3"

The kitchen has a new range of floor and wall units, electric oven, electric hob with extractor over, double glazed window, breakfast bar, radiator, cupboard with wall mounted gas central heating boiler.

Rear Passage

Door to the yard, storage cupboard.

Bathroom

New modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, double glazed window, chrome towel radiator.

First Floor

Landing, loft access.

Shower Room

New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, extractor, radiator, shower cubicle with rainfall style shower and an additional shower attachment, recessed spot lighting

Bedroom 1

13'1" max x 15'7" max

T-fall roof in part, velux window, up lighting, radiator,

Bedroom 2

12'6" x 10'0"

Velux window, t-fall roof in part, radiator, up lighting.

Externally

Externally there is a rear yard

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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