

MICHAEL HODGSON

estate agents & chartered surveyors



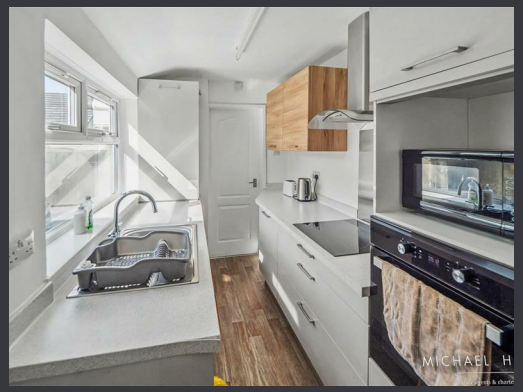
LIME STREET, SUNDERLAND
£119,950

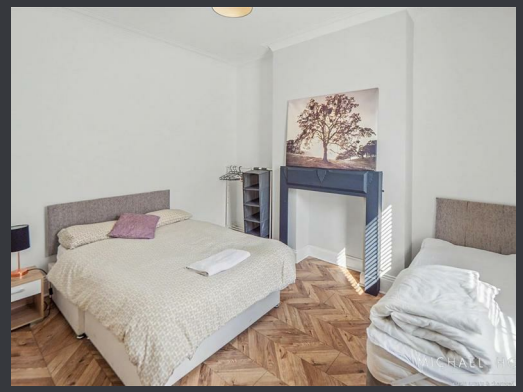
This deceptively spacious 4 bed cottage is situated on Lime Street just off Hylton Road in Millfield providing an excellent location offering convenient access to local shops, amenities and transport links in addition to being within reach of Sunderland Royal Hospital, Sunderland University and City Centre. The versatile living space briefly comprises of: Entrance Hall, Living Room, 2 Ground Floor Bedrooms, Kitchen, Bathroom and to the First Floor, Landing, 2 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

- Cottage
- 4 Bedrooms
- Living Room
- Kitchen
- Bathroom
- Viewing Advised
- No Chain Involved
- EPC Rating: E









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Entrance Hall
Laminate floor, stairs to the first floor, double radiator.

Bedroom 1
13'1" x 12'7"
Front facing, double glazed window, radiator, laminate floor.

Living Room
10'4" max x 14'9" max
The living room has a double glazed window, radiator, laminate floor.

Bedroom 2
13'7" max x 6'8" max
Rear facing, double glazed box bay window, radiator, laminate floor.

Kitchen
6'2" x 12'4"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

Bathroom
White suite comprising of a low level WC, basin with mixer tap, bath with mixer tap and electric shower over, radiator, two double glazed windows, extractor, tiled floor.

First Floor
Landing.

Bedroom 3
12'11" max x 11'2" max
Front facing, double glazed window, radiator, t fall roof in part.

Bedroom 4
16'0" max x 9'1" max
Rear facing, double glazed window, radiator, t fall roof in part.

Externally
Externally there is a rear yard.

COUNCIL TAX
The Council Tax Band is TBC

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

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