

MICHAEL HODGSON

estate agents & chartered surveyors



EGLINTON STREET NORTH, SUNDERLAND
£125,000

We offer to the market this 2 bedroom mid terraced dormer cottage. Located on Eglington Street North in Monkwearmouth being close to local schools shops and amenities as well as riad links to Sunderland City Centre and Stadium of Light Metro Station. The property itself briefly comprises of Entrance Vestibule, Living Room, Dining Room, Kitchen and Bathroom. To The First Floor there are 2 Bedrooms. Externally there is a rear yard with decking area, artificial lawn and garden shed accessed via an electric roller shutter. Viewing of this property is recommended.

- Dormer Cottage
- 2 Bedrooms
- Dining Room
- Must Be Viewed
- Mid Terrace
- Living Room
- Popualr Location
- EPC Rating C









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Entrance Vestibule

Living Room
13'9" max x 16'0" max
The living room has a front facing double glazed window, radiator, opening to dining room.

Dining Room
15'8" max x 13'8" max
The dining room has double glazed French doors to the rear, radiator, cupboard under the stairs, stairs to the first floor.

Kitchen
15'8" max x 7'8" max
The kitchen has a range of floor and wall units, sink and drainer with extractor over, integrated oven, electric hob. with extractor over, fridge freezer, integrated washing machine, cupboard with wall mounted gas central heating boiler, double glazed window, recessed spot lighting, door to the rear.

Bathroom
Suite comprising of a low level WC, wash hand basin on a storage unit, bath with shower over, double glazed window, towel radiator.

First Floor
Landing, storage cupboard

Bedroom
9'8" max x 13'11" max
Formally two bedrooms having two double glazed windows and two radiators.

Bedroom
13'1" max x 12'7" max
Rear facing, double glazed window, radiator.

Externally
Externally there is a rear yard with decking area, artificial lawn and garden shed 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

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