

MICHAEL HODGSON

estate agents & chartered surveyors



SOMERSET COTTAGES, SUNDERLAND
£77,500

This 2 or 3 bed mid terraced cottage must be viewed to be fully appreciated situated on Somerset Cottages in Silksworth the property is ideally located and is likely to appeal to a wide variety of purchasers. Internally the house briefly comprises of: Entrance Hall, Living Room or Ground Floor 3rd Bedroom, Kitchen / Dining Room, Rear Passage / Utility Area, Bathroom and to the First Floor, Landing and 2 Bedrooms. Externally there is a front garden and a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Cottage	2 or 3 Bedrooms
Living Room or Ground Floor Bedroom	Kitchen / Dining Room
Ground Floor Bathroom	2 First Floor Bedrooms
No Chain Involved	EPC Rating:









SOMERSET COTTAGES, SUNDERLAND
£77,500

Entrance Hall
Radiator, stairs to first floor

Living Room or Bedroom 3
13'3" x 12'9"
A versatile room that could be used as a living room or ground floor 3rd bedroom, Two double glazed windows, radiator

Kitchen / Dining Room
15'2" x 12'7"
The Kitchen has a range of floor and wall unit, tiled splashbacks, gas hob with extractor over, electric oven, breakfast bar, radiator, double glazed window

Rear Passage / Utility Area
Door to the yard, plumbed for washer

Bathroom
White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, radiator

First Floor
Landing, double glazed window

Bedroom One
12'9" x 12'9"
Rear facing, double glazed window, radiator

Bedroom Two
18'3" x 10'5"
Front facing, double glazed widow, radiator

Externally
Externally there is a front garden and 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

AGENTS NOTE
PLEASE NOTE THE PHOTOGRAPHS SHOWN WERE TAKEN BRFORE THE CURRENT TENANT MOVED AND ARE FOR ILLUSTRATION PURPOSES ONLY

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS®