



MICHAEL HODGSON
for sale
01924 821111

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



CROMWELL STREET, SUNDERLAND

Offers Over £99,950

This recently refurbished 2 bedroom cottage is available with NO ONWARD CHAIN. The property is situated on Cromwell Street in Milfeild being close to located schools, shops and amenities. The property briefly comprises of Entrance Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front forecourt with a yard to the rear. This property must be viewed.

Cottage

Recently Modernised

Must Be Viewed

Convenient Location

2 Bedrooms

No Onward Chain

Rear Yard

EPC Rating D



CROMWELL STREET, SUNDERLAND

Offers Over £99,950

Entrance Hall

Radiator, loft access

Living Room

14'2" x 11'5" max

Double glazed, to the rear, radiator

Kitchen

9'3" max x 14'4" max

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

Bathroom

White suite comprising low level wc, wash hand basin set on a vanity unit, bath with shower over, double glazed window, radiator,

Bedroom One

13'6" max x 11'7"

Double glazed bay window, radiator

Bedroom Two

6'8" max x 10'9"

Rear facing, double glazed window, radiator

Externally

There is a front forecourt with a yard to the rear

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

M I C H A E L H O D G S O N

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

