



MICHAEL HODGSON

estate agents & chartered surveyors

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GRANGE STREET SOUTH, SUNDERLAND £99,950

A fantastic opportunity to purchase this stunning 2 bed end terraced cottage that has undergone a scheme of modernisation and improvement that must be viewed to be fully appreciated. The property is located on Grange Street 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, contemporary décor, plus many extras of note. The stylish accommodation briefly comprises Entrance Hall, Living Room / Kitchen, 2 Bedrooms and a Bathroom. Externally there is a generous gravelled rear yard providing parking for a number of cars accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

End Terrace Cottage

2 Bedrooms

Living Room / Kitchen

New Bathroom

New Kitchen

Recently Modernised

Freehold / Council Tax

EPC Rating: D

Band: A

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Entrance Vestibule

Double glazed window, storage cupboard with wall mounted gas central heating boiler,

Inner Hall

Radiator, leading to

Bedroom One

8'10" x 13'2"

Front facing, double glazed window, radiator

Bedroom Two

8'9" max x 9'8" max

Side facing, double glazed window, radiator

Kitchen / Living Room

22'11" max x 11'11" max

An open plan kitchen/living room having two radiators, double glazed French doors leading to the rear yard, recessed spot lighting.

The Kitchen has a new comprehensive range of floor and wall units, tile splashbacks, integrated fridge freezer. breakfast bar, sink and drainer with mixer tap, electric oven, electric hob with extractor over, two inset storage cupboards into two alcoves, inset fireplace

Bathroom

New modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment, extractor, towel radiator, tiled walls, double glazed window

External

Externally there is a generous gravelled rear yard providing parking for a number of cars accessed via an electric roller shutter

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.

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

We are advised by the vendor that there is a covenant on the title of the property that states that the property cannot be rented out, it must be for owner occupation. Prospective purchasers should get their solicitors to investigate further.

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

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

0191 5657000

www.michaelhodgson.co.uk

