



MICHAEL HODGSON

estate agents & chartered surveyors

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## HARTINGTON STREET, SUNDERLAND

£155,000

This immaculately presented 2 or 3 bed mid terraced double fronted cottage is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. The property is situated on Hartington Street in Roker offering a popular and convenient location in addition to being within easy reach of Sunderland city centre, University, Roker Park, the Sea Front as well as surrounding shops and amenities. The versatile living accommodation briefly comprises of: Entrance Hall, Living Room or 3rd Bedroom, Sitting Room, 2 Bedrooms, Kitchen / Breakfast Room and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. The yard has an artificial grass lawn covering. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property and location on offer.

Cottage  
2 or 3 Bedrooms  
Sitting Room  
No Chain Involved

Double Fronted  
Living Room or 3rd  
Bedroom  
Kitchen / Breakfast Room  
EPC Rating: D



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### Entrance Hall

Laminate floor, radiator with cover.

### Living Room or 3rd Bedroom

16'3" to bay x 10'8"

A versatile room currently used as a living room but was previously used as a 3rd bedroom having a double glazed bay window to the front elevation, radiator with cover and laminate floor, feature fireplace

### Sitting Room

14'1" max x 14'3"

The sitting room has a double glazed window to the rear elevation, feature fireplace, laminate floor, radiator.

### Kitchen/ Breakfast Room

8'6" x 14'7"

The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, electric oven, gas hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated fridge, freezer and microwave, breakfast bar, double glazed window, door to the rear yard, integrated dishwasher, plumbed for washing machine.

### Bedroom 1

14'1" x 8'6"

Rear facing, double glazed window, radiator, laminate floor.

### Bedroom 2

7'1" x 13'10"

Front facing, double glazed window, radiator with cover.

### Bathroom

White suite comprising low level wc and wash hand basin set in vanity unit, radiator with cover, double glazed windows, bath with mixer tap and shower attachment over.

### Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. The yard has an artificial grass lawn covering

### 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

# M I C H A E L   H O D G S O N

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