



THE
COTTAGE

MICHAEL HODGSON

estate agents & chartered surveyors

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ALBION STREET, SUNDERLAND £330,000

We welcome to the market this superb 3 bed detached house situated on Albion Street in South Hylton commanding convenient access to the A19, local shops, schools and amenities as well as South Hylton Metro Station and Sunderland City Centre. This versatile and generous property will not fail to impress all who view and briefly comprises of: Entrance Vestibule, Kitchen / Breakfast Room, Living Room, Sitting Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway whist to the side is a garden with paved patio area, lawn and a raised decking area to the rear of the garden. Viewing of this lovely property is highly recommend.

Detached House

3 Bedroom

Living Room

Siting Room

Kitchen / Breakfast Room

Viewing Advised

Lovely Property

EPC Rating: TBC



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Entrance Vestibule

Stairs to the first floor, herringbone style floor, opening to the kitchen / breakfast room

Kitchen / Breakfast Room

31'0" max x 14'8" max

A lovely open kitchen / breakfast room having a herringbone style floor, radiator, 3 double glazed windows.

The kitchen has a range of floor and wall units, tiled splashbacks, range cooker, sink and drainer with mixer tap, integrated fridge, freezer, washing machine, dryer and dishwasher, there is a central breakfast island with breakfast bar and storage units below, wine cooler.

Living Room

15'0" x 13'1"

The living room has 2 double glazed windows, radiator and double glazed French doors opening to the garden, herringbone style floor

Sitting Room

22'0" x 14'1"

The sitting room has two double glazed windows and French doors to the garden, two radiators, herringbone style floor

First Floor

Landing, double glazed window

Bedroom 1

15'1" x 13'3"

two double glazed windows, radiator

Bedroom 2

14'11" x 13'1"

two double glazed windows, two radiators, loft access

Bedroom 3

13'8" x 6'4"

Double glazed window, radiator, recessed wardrobe, side facing

Bathroom

Modern white suite comprising of a low level WC, wash hand basin with mixer tap, set on a vanity unit, double glazed window, towel radiator, bath with shower over.

Externally

Externally there is a front garden and driveway whist to the side is a garden with paved patio area, lawn and a raised decking area to the rear of the garden.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band D

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

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