



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

estate agents & chartered surveyors

GRETA TERRACE, SUNDERLAND

£120,000

This 2 / 3 bed double fronted cottage is situated on Greta Terrace which is just off Chester Road offering a superb location for easy access to local shops, and amenities as well as being within easy reach of Sunderland city centre and the A19. The property briefly comprises of: Entrance Hall, Living Room or 3rd Bedroom,, Sitting / Dining Room, 2 Bedrooms, Kitchen and a Bathroom. Externally there is a front forecourt and a rear yard accessed via a roller shutter There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the home and location on offer.

Cottage

2 / 3 Bedrooms

Kitchen

Viewing Advised

Double Fronted

Sitting Room

No Chain Involved

EPC Rating: TBC

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Entrance Hall

radiator, laminate floor

Living Room / 3rd Bedroom

12'3" x 15'3" to bay window

This room is currently used as a living room but could readily be used as a 3rd bedroom if required, The living room has a bay window incorporating 3 double glazed windows, radiator

Bedroom 1

10'8" max x 13'4" max

Rear facing, double glazed window, radiator

Bedroom 2

13'0" x 8'0"

Front facing, double glazed window, radiator

Sitting Room

14'4" x 12'9"

Laminate floor, double glazed window, radiator

Kitchen

8'2" x 9'4"

The kitchen has a range of floor and wall units, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, radiator

Rear Passage

Door to the rear yard, cupboard with wall mounted gas central heated boiler

Bathroom

Suite comprising of low level WC, pedestal basin with tiled splashback and mixer tap, bath with mixer tap and shower attachment, double glazed window, tiled floor

Externally

Externally there is a front forecourt and a rear yard accessed via a roller shutter

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 B

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