



MICHAEL HODGSON

estate agents & chartered surveyors

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SHEPHERD STREET, SUNDERLAND £85,000

This deceptively spacious and versatile 3 bed dormer cottage is situated on Shepherd Street in Millfield that is likely to appeal to a wide variety of purchasers providing an excellent location offering convenient access to local shops, Hytton Road, Sunderland Hospital, amenities and transport links. The versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Breakfast Room, Rear Passage, bathroom and to the First Floor, Landing and 3 Bedrooms. Externally there is a rear yard accessed via an up and over garage door providing off street parking. Viewing is highly recommended to fully appreciate the property on offer.

Dormer Cottage

3 Bedrooms

Living Room

Sitting Room

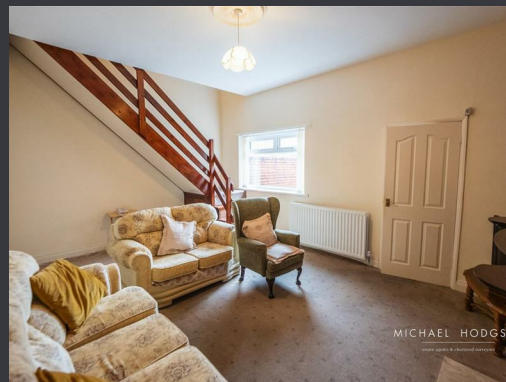
Kitchen / Breakfast Room

Viewing Advised

Lovely Property

EPC Rating: TBC

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Entrance Hall

Radiator

Living Room

13'0" x 13'11"

triple glazed window, double radiator, feature fireplace with gas fire

Sitting Room

18'5" x 12'11"

triple glazed window, double radiator, return staircase to the first floor, feature fireplace with gas fire,

Kitchen/Breakfast Room

17'3" x 8'11"

The Kitchen has a range of floor units, stainless steel sink and drainer with mixer tap, space for a cooker, triple glazed window, wall mounted gas central heating boiler, laminate floor, double radiator, plumbed for washing machine

Rear Passage

Store cupboard, door to the yard

Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath, triple glazed window, shower cubicle with electric shower and tile surround, double radiator

First Floor

Landing

Bedroom One

13'3" x 9'2"

Rear facing, double glazed window, radiator

Bedroom Two

11'7" x 8'0"

Front facing, double glazed window, radiator

Bedroom Three

8'3" x 8'0"

Front facing, double glazed window, radiator

External

Externally there is a rear yard accessed via an up and over garage door providing off street parking

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 A

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

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