



MICHAEL HODGSON

estate agents & chartered surveyors

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## FRANKLIN STREET, SUNDERLAND £69,950

This 2 bedroom cottage is situated on Franklin Street in Millfield just off Hylton Road offering a convenient location providing access to Hylton Road and its many shops and amenities as well as the A1231 and Sunderland City Centre. The property briefly comprises: Entrance Hall, Living Room Kitchen, Bathroom and 2 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED. Viewing of this property is recommended.

For Sale  
2 Bedrooms  
Kitchen  
Viewing Advised

Cottage  
Living Room  
No Chain Involved  
EPC Rating: C



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### Entrance Hall

Radiator

### Bedroom 1

14'6" x 13'6"

Front facing, double glazed bay window, radiator

### Bedroom 2

6'8" x 10'1"

Rear Facing, double glazed window, radiator

### Living Room

13'1" x 10'7"

Double glazed window, radiator

### Kitchen

8'3" x 18'1"

Range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, two double glazed windows, plumbed for washer, double glazed window, wall mounted gas boiler

### Rear Passage

Door to the rear yard

### Bathroom

White suite comprising low level WC, pedestal basin, bath, double glazed window, radiator

### External

Externally there is a front forecourt and a rear yard

### 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.

### TENURE

We are advised by the Vendors that the property is XX. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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