



MICHAEL HODGSON

estate agents & chartered surveyors

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## DEVONSHIRE STREET , SUNDERLAND

£85,000

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This 3 bed house must be viewed to be fully appreciated situated on Devonshire Street in Monkwearmouth. The property is likely to appeal to a wide variety of purchasers and benefits from spacious living accommodation briefly comprising of: Entrance Hall, Separate WC, Living Room, Dining Room, Kitchen / Breakfast Room, Bathroom and to the First Floor, Landing, 3 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Mid Terraced House

3 Bedrooms

Living Room

Dining Room

Kitchen

No Chain Involved

Viewing Advised

EPC Rating

## DEVONSHIRE STREET, SUNDERLAND

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### Entrance Hall

Laminate floor, radiator, stairs to the first floor.

### Living Room

13'8" x 13'8"

Double glazed window to the front elevation, tiled floor, radiator.

### Dining Room

13'9" max x 11'0" max

Laminate floor, double glazed window, radiator.

### Kitchen

22'1" x 7'5"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, electric oven, electric hob, recessed spot lighting, laminate floor.

### Bathroom

Suite comprising of a low level WC, pedestal basin with mixer tap, bath, chrome towel radiator, part tiled wall, tiled floor, corner shower with tiled splash back, recessed spot lighting, double glazed window.

### First Floor

Landing, double glazed window.

### Bedroom 1

14'0" max x 12'9" max

Front facing, double glazed window, radiator.

### Bedroom 2

11'7" max x 10'0" max

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

### Bedroom 3

6'0" x 13'11"

Front facing, double glazed window, radiator.

### Externally

Externally there is a rear yard.

### COUNCIL TAX

The Council Tax Band is Band A.

### 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 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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