



MICHAEL HODGSON

estate agents & chartered surveyors

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## ST. LEONARD STREET, SUNDERLAND £49,950

This 2 bedroom cottage is situated on St Leonard Street in Hendon being offered For Sale with NO ONWARD CHAIN and should be viewed to appreciate the opportunity on offer. Internally the accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Ground Floor Bedroom, Kitchen, Bathroom and to the First Floor Bedroom. Externally there is a rear yard. St Leonard Street is located within easy reach of Vilette Road and its many shops and amenities as well as transport links to Sunderland City Centre. Viewing is advised.

Cottage  
Living Room  
Rear Yard  
Must be Viewed

2 Bedrooms  
Kitchen  
No Onward Chain  
EPC Rating E



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### Entrance Vestibule

Inner Hall  
Radiator.

Living Room  
17'7" max x 15'8" max  
Double glazed window, stairs to the first floor, 2 radiators.

Bedroom  
13'9" max x 13'10" to bay  
Ground floor bedroom, having front facing double glazed bay window, feature fireplace.

Kitchen  
15'6" max x 6'11" max  
The kitchen has a range of floor and wall units, wall mounted gas central heated boiler, stainless steel sink and drainer with mixer tap, plumbed for washer, integrated oven, gas hob with extractor over, space for a fridge freezer, double glazed windows, radiator, door to the rear.

Bathroom  
Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

First Floor  
Landing.

Bedroom  
12'4" max x 14'3" max  
T fall roof, storage cupboard, radiator.

Externally  
Externally there is a rear yard with double gates to the rear.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is Freehold subject to a perpetual yearly rent charge of £2.11s.6d payable half-yearly on 13 May and 23 November. Any prospective purchaser should clarify this with their Solicitor

### 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.

# M I C H A E L   H O D G S O N

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