



MICHAEL HODGSON

estate agents & chartered surveyors

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OFFERTON STREET, SUNDERLAND  
£60,000

IN NEED OF MODERNISATION - This 2 / 3 bed cottage is located on Offerton Street in Millfield which offers convenient access to Sunderland City Centre, Hospital, University, as well as Chester Road and its many shops and amenities. Internally the property briefly comprises of: Entrance Inner Hall, Living Room or 3rd Bedroom, Sitting / Dining Room, Kitchen, Bathroom and to the First Floor 2 Bedrooms. Externally there is a rear yard accessed via a roller shutter. There is NO ONWARD CHAIN INVOLVED with the sale Viewing is highly recommended to fully appreciate the potential on offer.

- |                   |                          |
|-------------------|--------------------------|
| Cottage           | 2 / 3 Bedrooms           |
| Living Room       | Kitchen                  |
| No Chain Involved | In Need Of Modernisation |
| Viewing Advised   | EPC Rating: TBC          |



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### Entrance Vestibule

Leading to the inner hall, double radiator, storage cupboard.

their solicitor is working on this matter but has confirmed it is freehold.

Any prospective purchaser should clarify this with their Solicitor

### Sitting Room or 3rd Bedroom

15'3" x 11'10"

A versatile room that could be used as a ground floor 3rd bedroom or living room, Feature fire with electric fire, double radiator.

### Sitting Room

19'1" max x 12'4" max

Rear facing, 2 double radiators.

### Kitchen

7'1" x 10'4"

Wall mounted gas central heated boiler, double radiator, door to the rear yard.

### Bathroom

Low level WC, pedestal basin, bath.

### First Floor

Landing.

### Bedroom 1

12'4" max x 17'7" max

Rear facing, radiator.

### Bedroom 2

15'2" max x 7'11" max

Front facing, velux style window, t fall roof in part

### Externally

Externally there is a rear yard accessed via a roller shutter.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is unregistered and

# M I C H A E L   H O D G S O N

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