



MICHAEL HODGSON

estate agents & chartered surveyors

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GUISBOROUGH STREET, SUNDERLAND £150,000

This lovely 2 bedroom mid terrace cottage is situated on Guisborough Street in High Barnes. Located close to Sunderland Royal Hospital, local schools, shops and amenities, as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule, Inner Hall, Sitting Room, Living Room, 2 Bedrooms, Bathroom, Rear Passage, Kitchen & Utility. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Viewing of this property is highly recommended.

Cottage
2 Bedrooms
Kitchen & Utility
Must Be Viewed

Mid Terraced
2 Reception Rooms
Rear Yard
EPC Rating D



GUISBOROUGH STREET, SUNDERLAND

£150,000

Entrance Vestibule

Inner Hall
Radiator, loft access.

Sitting Room
17'4" to bay x 12'4"
Front facing sitting room having a double glazed bay window, feature fire place, radiator.

Bedroom 1
15'4" max x 9'11" max
Rear facing, double glazed window, radiator.

Bedroom 2
14'4" max x 7'10" max
Front facing, double glazed window.

Living Room
15'4" max x 14'1" max
The living room has double glazed doors to the rear, feature fire place, radiator, coving to ceiling.

Rear Passage
Radiator.

Bathroom
Suite comprising of a WC, wash hand basin, bath with shower over, double glazed window, towel radiator, recessed spot lighting.

Kitchen
9'0" max x 8'2" max
The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, radiator.

Utility
10'5" x 6'1"
The utility is plumbed for washer, space for a fridge and freezer, wall mounted gas central heating boiler, double glazed window, radiator.

Externally
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band B.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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.

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

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

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