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## OXBRIDGE STREET, SUNDERLAND £115,000

An immaculately presented 2 or 3 bedroomed cottage that has undergone a scheme of modernisation and improvement that will not fail to impress all who view having been meticulously modernised and improved by the current owners situated on Oxbridge Street in Grangetown which offers an excellent location providing easy access to local shops, amenities in addition to being within easy reach of Sunderland City Centre and the A19. The property itself benefits from stylish contemporary decor, double glazing, a new kitchen, a new bathroom suite, many extras of note and briefly comprises of: Entrance Vestibule, Inner Hall, Sitting Room or Ground Floor 3rd Bedroom, Living Room, Kitchen, Rear Passage, Bathroom and to the First Floor 2 Bedrooms. Externally there is a front forecourt and a rear yard accessed via a roller shutter.. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended to appreciate the property and location on offer.

Cottage

2 or 3 Bedrooms

Living Room

Sitting Room or Ground  
Floor 3rd Bedroom

New Kitchen

New Bathroom

Lovely Property

EPC Rating: D



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### Entrance Vestibule

Leading to the inner hall.

### Inner Hall

Radiator.

### Bedroom 3 or Reception Room

14'11" x 13'4"

Front facing, a versatile room that could be used as a bedroom or reception room, double glazed window, radiator,

### Living Room

19'4" x 13'8"

The living room has two double glazed windows to the rear elevation, two radiators, stairs to the first floor, media wall with inset shelving, modern electric fire and space for a wall mounted TV.

### Kitchen

9'9" x 6'7"

The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, radiator, recessed spot lighting, space for a freestanding cooker, tiled floor.

### Rear Passage

Wall mounted gas central heating boiler, door to the rear yard.

### Bathroom

New white suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, extractor, recessed spot lighting, tiled floor.

### First Floor

Landing, velux style window, two storage cupboards, radiator.

### Bedroom 2

12'6" x 8'11"

T-fall roof in part, velux style window, radiator, storage under the eaves.

### Bedroom 3

8'10" x 12'6"

T-fall roof in part, velux style window, radiator, storage under the eaves.

### Externally

Externally there is a front forecourt and 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 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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