



MICHAEL HODGSON

estate agents & chartered surveyors

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## ABINGDON STREET, SUNDERLAND £155,000

A well presented 2 or 3 bedroom double fronted mid terraced cottage situated on Abingdon Street which forms part of the much sought after A, B, C Streets in High Barnes offering a convenient location providing access to Chester Road and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself benefits versatile living accommodation that should be viewed to be fully appreciated briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room or 3rd Bedroom, Kitchen / Breakfast Room, Utility Area, 2 Bedroom and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking if required. Viewing of this lovely home is highly recommended.

Double Fronted Cottage  
Living Room  
Reception Room or 3rd  
Bedroom  
Viewing Advised

2 or 3 Bedrooms  
Kitchen / Breakfast Room  
Lovely Property  
EPC Rating:



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### Entrance Vestibule

Leading to:

### Inner Hall

radiator

### Living Room

14'3" x 15'9"

The living room has a double glazed window to the rear elevation, two radiators, insect fireplace, coving to the ceiling, ceiling rose.

### Kitchen / Breakfast Room

10'11" x 12'3"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, integrated fridge, double glaze window, radiator, plumbed for dryer.

### Utility Area

Wall mounted gas central heating boiler, double glazed window, recessed spot lighting, plumbed for washing machine, Leading to

### Bathroom

Modern white suite comprising of a low-level WC, wash hand basin with mixer tap set on a wall mounted vanity unit, radiator, bath with mixer up and rainfall Style shower head over in addition to a shower attachment, recessed spotlighting, extractor

### Bedroom 1

16'7" to bay x 12'11"

Front facing, double glazed bay window, radiator, ornate ceiling

### Bedroom 2

13'8" x 8'0"

Front facing, double glazed window, radiator

### Dining Room or 3rd Bedroom

14'4" x 9'1"

A versatile room that was previously used as a dining room, but could

be used as a 3rd bedroom if it required, radiator, double glazed window

### Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking if required.

### COUNCIL TAX

The Council Tax Band is Band

### 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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