



MICHAEL HODGSON

estate agents & chartered surveyors

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# THOMAS STREET, SUNDERLAND £59,950

IN NEED OF MODERNISATION - This 3 bed dormer mid terraced cottage offers an excellent opportunity that must be viewed to be fully appreciated situated on Thomas Street in Ryhope offering a convenient location for shops, transport links and amenities. The property briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Inner Hall, Kitchen, Bathroom and to the First Floor, Landing and 3 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciator the potential on offer.

- Dormer Cottage
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- No Chain Involved
- In Need of Modernisation
- EPC Rating: D



THOMAS STREET, SUNDERLAND

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Entrance Vestibule

Laminate floor, leading to:

Living Room

12'11" x 13'1"

Double glazed window, radiator, laminate floor.

Dining Room / Sitting Room

16'10" x 13'0"

Stairs to the First Floor

Kitchen

9'0" x 7'10"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, radiator, double glazed door to the rear garden.

Bathroom

White suite comprising low level wc, pedestal basin, bath, radiator, double glazed window.

First Floor

Landing

Bedroom 1

11'0" max x 14'2" max

Rear facing, double glazed window, radiator, fitted wardrobes.

Bedroom 2

13'2" x 6'7"

Front facing, double glazed window, radiator.

Bedroom 3

6'11" x 13'1"

Front facing, double glazed window, radiator.

Externally

Externally there is a rear yard

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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