



SAINT MARKS ROAD

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## ST. MARKS ROAD, SUNDERLAND £89,950

This neatly presented 2 bed cottage is situated on St. Marks Road in Millfield that is likely to appeal to a wide variety of purchasers providing an excellent location offering convenient access to local shops, Hytton Road, Chester Road, Sunderland Hospital, amenities and transport links. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen, Rear Passage, Bathroom and 2 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property on offer.

Cottage  
Living Room  
Bathroom  
Viewing Advised

2 Bedrooms  
Kitchen  
No Chain Involved  
EPC Rating: C



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### Entrance Hall

Laminate floor, radiator.

### Living Room

14'2" x 12'1"

Radiator, double glazed window.

### Kitchen

8'3" x 15'8"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, gas hob with extractor over, double glazed window, cupboard with wall mounted gas central heating boiler, radiator, electric oven.

### Rear Passage

Door to the yard.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, towel radiator, bath with shower over, tiled floor, extractor.

### Bedroom 1

13'5" x 18'1"

Double glazed window, radiator.

### Bedroom 2

6'6" x 7'9"

Double glazed window, radiator.

### Externally

Externally there is a rear yard.

### 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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