



MICHAEL HODGSON

estate agents & chartered surveyors

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GENERAL GRAHAM STREET, SUNDERLAND

£164,950

We are delighted to welcome to the market this immaculately presented 4 bed double fronted mid terrace cottage that will not fail to impress all who view and must be viewed to be fully appreciated. Situated on General Graham Street the property is ideally situated to provide convenient access to Chester Road and its many shops and amenities, Sunderland royal Hospital and the City Centre. Internally the stylish decor is likely to appeal to a wide variety of purchasers with the generous yet verile living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom and Bedrooms 3 & 4 whist to the First Floor there are 2 Additional Bedrooms. Externally there is a front forecourt and a rear yard with decking area in addition to providing off street parking. There is the added benefit of a wood and bin store. Viewing of this stunning home is highly recommended.

Cottage	4 Bedrooms
Living Room	Dining Room
Stunning Property	Viewing Advised
Kitchen & Superb Bathroom	EPC Rating: TBC



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Entrance Vestibule

Laminate floor, leading to the inner hall.

Inner Hall

Laminate floor, leading to:

Living Room

12'9" x 15'11" to the bay

A light and airy room having a double glazed bay window to the front elevation, radiator, brick fireplace with wood burner, opening to the dining room.

Dining Room

12'9" max x 12'9" max

The dining room has a laminate floor, double glazed window, radiator, inset fireplace with tiled hearth, door access with stairs to the first floor.

Kitchen

8'4" max x 14'1"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, gas hob with extractor over, electric oven, plumbed for washer, radiator, cupboard with wall mounted gas central heated boiler, space for a free standing fridge / freezer.

Bedroom 3

12'9" max x 10'10" max

Rear facing, double glazed window, storage cupboard, laminate floor.

Bedroom 4

6'11" x 13'2"

Front facing, double glazed window, radiator

Bathroom

White suite comprising of a low level WC, shower cubicle with tiled splashback, wash hand basin with mixer tap sat on a vanity unit, 2 towel radiators, double glazed window, bath with mixer tap and tiled splashback, loft access, extractor.

First Floor

landing

Bedroom 1

21'6" max x 12'7" max

2 Velux style windows, radiator, t-fall roof in part

Bedroom 2

8'3" max x 20'0"

2 Velux style windows, radiator, recessed fitted wardrobe, t-fall roof in part

Externally

Externally there is a front forecourt and a rear yard with decking area in addition to providing off street parking. There is the added benefit of a wood and bin store.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band B

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

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