



MICHAEL HODGSON

estate agents & chartered surveyors

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## EGLINTON STREET, SUNDERLAND £85,000

This 2 bedroom mid terraced cottage is situated on Eglinton Street in the convenient area of Monkwearmouth being close to the Stadium Of Light Stadium, Sunderland Aquatic Centre, Stadium Of Light Metro Station with rail links to Sunderland City Centre and Newcastle, as well as being close to local amenities. The property itself comprises of Entrance Hall, Living Room, Kitchen / Dining Room, Bathroom and 2 Bedrooms. Externally there is a rear yard accessed via an electric roller shutter. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing of this property is recommended.

Cottage  
Living Room  
Rear Yard  
Viewing Advised

2 Bedrooms  
Kitchen / Dining Room  
No Chain Involved  
EPC Rating: TBC

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### Entrance Hall

Radiator.

### Living Room

12'7" x 13'9"

Double glazed window, radiator, fireplace and gas fire.

### Kitchen/Dining Room

19'4" max x 9'2" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, radiator, wall mounted gas central heating boiler, two double glazed window, plumbed for washer and dryer, space for a freestanding cooker.

### Rear Passage

Door to the rear yard.

### Bathroom

Bath, low level WC, radiator, pedestal basin, shower cubicle.

### Bedroom 1

14'0" x 13'6"

Double glazed window, radiator, range of fitted wardrobes.

### Bedroom 2

13'8" x 6'3"

Double glazed window, radiator, laminate floor.

### Externally

Externally there is a rear yard accessed via an electric 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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