



MICHAEL HODGSON

estate agents & chartered surveyors



NORA STREET, SUNDERLAND £109,950

An immaculately presented 2 bed cottage situated on Nora Street that is offered For Sale with NO ONWARD CHAIN INVOLVED. The property benefits from gas central heating, double glazing, a security alarm system, superb kitchen & bathroom, contemporary décor and should be viewed to be fully appreciated. The internal accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Kitchen, Rear Passage, Bathroom and 2 Bedrooms. Externally there is a rear yard for secure off street parking. Nora Street boasts a superb location providing easy access to Barnes Park, Chester Road, shops, schools and amenities. Viewing is highly recommended to appreciate the property on offer.

Cottage

2 Bedrooms

Living Room

Kitchen

Bathroom

Viewing Advised

No Chain Involved

EPC Rating: D



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Entrance Vestibule

Leading to:

Inner Hall

Radiator, loft access, alarm control panel

Living Room

13'2" x 11'3"

The living room has a double glazed window to the rear elevation, radiator, feature fire with gas fire

Kitchen

7'0" x 11'7"

The kitchen is fitted with a comprehensive range of white gloss floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, wood strip floor, double glazed window to rear elevation, radiator, recess spot lighting, cupboard with wall mounted boiler

Bedroom 1

13'2" x 14'1"

Front facing, double glazed window, radiator

Bedroom 2

9'5" x 6'8"

Rear facing, double glazed window, radiator

Rear Passage

Wood strip floor, door leading to the rear yard, recess spot lighting, storage cupboard

Bathroom

Luxury white suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and rainfall style shower head plus an additional shower attachment double glazed window to the side elevation, fully tiled walls, tiled floor extractor

External

Externally there is a rear yard providing secure off street parking.

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.

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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

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