



MICHAEL HODGSON

estate agents & chartered surveyors



## FLORIDA STREET, SUNDERLAND £55,000

This well presented 1 bed, formerly 2 bed, cottage will appeal to a wide range of purchasers situated on Florida Street in Pallion. The property is located close to St Lukes Road where there are many shops and amenities as well as Sunderland Royal Hospital and University within easy reach. Internally the cottage briefly comprises: Entrance Vestibule, Inner Hall, Living Room, Kitchen, Bathroom and 1 Bedroom. There used to be 2 bedrooms and a wall could be reinserted by a purchaser to create a second bedroom. Externally there is a rear yard accessed via an electric roller shutter providing off street parking. There is NO ONWARD CHAIN involved in the sale. Viewing is recommended.



## FLORIDA STREET, SUNDERLAND

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### Entrance Hall

Radiator

### Bedroom One

12'7" x 12'3"

Front facing, double glazed window, radiator, range of fitted wardrobes

### Living Room

14'4" x 18'6"

The Living Room has two double glazed windows to the rear elevation, double radiator, feature fireplace with gas fire. A large room that was formerly a Living Room and Bedroom 2, the wall could be reinstated by a purchaser to create a second bedroom if required.

### Kitchen

9'4" x 12'6"

The Kitchen has a range of floor and wall uniutsm tile splashbacks, stainless steel sink and drainer with mixer tap, space for free standing cooker, plumbed for washing machine, recessed spot lighting, breakfast bar, laminate floor

### Rear Passage

Laminate floor, wall mounted gas central heating boiler, door to the rear yard

### Bathroom

White suite comprising low wc and wash hand basin with mixer tap set on a unity unit. bath with shower over, radiator, double glazed window, laminate floor

### External

Externally there is a rear yard accessed via an electric roller shutter providing 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.

### 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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