



MICHAEL HODGSON

estate agents & chartered surveyors





## MARKHAM STREET, SUNDERLAND

£109,950

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Having undergone a full scheme of modernisation and improvement this superb 3 bed dormer cottage must be viewed to be fully appreciated. Internally the property benefits from a luxury bathroom suite, new kitchen, new floor coverings, contemporary decor, gas central heating and many extras of note. Situated on Markham Street in Grangetown the property is ideally located for easy access to Sunderland City Centre, the A19 in addition to local shops and amenities. The property briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen, Bathroom and to the First Floor, Landing, 3 Bedrooms and a WC. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the home and location on offer.

Dormer Cottage

3 Bedrooms

Living Room

Sitting Room

New Kitchen

New Bathroom

No Chain Involved

EPC Rating: D



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### Entrance Hall

Radiator, alarm control panel

### Living Room

13'5" x 12'9"

The living room has a double glazed window to the front elevation, radiator, provision for a wall mounted TV

### Sitting Room

16'5" x 13'10"

Rear facing, double glazed French doors leading to the rear yard, provision for wall mounted tv, storage cupboard, stairs to first floor

### Kitchen

25'7" x 16'8"

The kitchen has a new comprehensive range of floor and wall units, tiled splashback, sink and drainer with mixer tap, gas hob with extractor over, electric oven, radiator, double glazed window, door to the rear yard, integrated fridge, freezer, cupboard with wall mounted gas boiler, recess spot lighting, tiled floor

### Bathroom

New luxury white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with shower over and mixer tap, tiled floor, chrome towel radiator, double glazed window, recess spot lighting

### First Floor

landing, recess spot lighting, radiator

### Bedroom 1

11'2" max x 14'6" max

Double glazed window, radiator, provision for wall mounted TV

### Bedroom 2

6'3" x 11'5"

Front facing, double glazed window, radiator, provision for for wall mounted TV

### Bedroom 3

11'2" x 6'3"

Front facing, double glazed window, radiator, provision for wall mounted TV

### WC

low level WC, extractor

### External

Externally there is a front forecourt and a rear yard accessed via and electric roller shutter

### 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

### 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.

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

### 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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