



MICHAEL HODGSON

estate agents & chartered surveyors

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FAIRLANDS WEST, SUNDERLAND £125,000

An exciting opportunity to purchase a 3 bed mid link house situated on Fairlands West in Fulwell that offers a much sought after location providing easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre and the A19. The property itself offers huge potential and is likely to appeal to a wide variety of purchases briefly comprising of: Entrance Porch, Living Room, Kitchen / Breakfast Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is front garden and a rear parking space / courtyard area and a garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to fully appreciate the property and potential on offer.

Mid Link House

3 Bedrooms

Living Room

Kitchen / Breakfast Room

Huge Potential

Garage

No Chain Involved

EPC Rating: D



FAIRLANDS WEST, SUNDERLAND

£125,000

Entrance Porch

Double glazed window and double glazed door leading to:

Living Room

15'10" x 14'7"

There is a large double glazed window to the front elevation, feature fireplace with electric fire

Inner Hall

Stairs to first floor, storage cupboard

Kitchen / Breakfast Room

12'6" x 12'1"

The Kitchen/Breakfast Room has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washing machine, double glazed window, door to the garage.

First Floor

Landing

Bedroom One

9'6" x 14'4"

Front facing, double glazed window.

Bedroom Two

9'0" x 9'1"

Rear facing, double glazed window, recessed wardrobe

Bedroom Three

10'9" x 6'3"

Front facing, double glazed window

Bathroom

Suite comprising low level wc, pedestal wash hand basin, bath with mixer tap and shower attachment

External

Externally there is front garden and a rear parking space / courtyard area.

Garage

Accessed via an up and over garage door, door to the rear courtyard

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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