



MICHAEL HODGSON

estate agents & chartered surveyors

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## HUMBLETON PARK, SUNDERLAND £124,950

This first floor 2 bed flat is situated on Humbleton Park in a much sought after and prominent location offering excellent transport links, access to amenities and should be viewed to be fully appreciated. The flat is likely to appeal to a variety of buyer and benefits from generous living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, Bathroom & Separate WC. Externally there is a communal front garden and rear a parking space. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Flat

2 Bedrooms

Kitchen / Breakfast Room

Viewing Advised

First Floor

Living Room

No Chain Involved

EPC Rating: C



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### Entrance Hall

Communal entrance hall with stairs leading to the first floor flat

### First Floor

Landing, radiator, storage cupboard, recessed spot lighting

### Living Room

19'1" to bay x 13'10"

The living room has a double glazed bay window to the front elevation, double radiator

### Kitchen / Breakfast Room

11'9" x 8'9"

The kitchen has a range of floor and wall units, tiles splash back, electric oven, electric hob with extractor over, double radiator, double glazed window, wall mounted gas boiler, stainless steel sink and drainer with mixer tap

### Bedroom 1

14'7" x 14'0"

Rear facing, double glazed window, range of fitted wardrobes

### Bedroom 2

6'9" x 10'6"

Front facing, double glazed window, radiator

### WC

Low level wc, double glazed window

### Bathroom

Suite comprising pedestal basin with mixer tap and electric shower over, shaver point, chrome towel radiator, double glazed window, extractor, loft access

### Externally

Externally there is a parking space to the rear

### 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.

# M I C H A E L   H O D G S O N

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