



MICHAEL HODGSON

estate agents & chartered surveyors

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ELSTOB PLACE, SUNDERLAND £130,000

A rare to market 2 bedroom semi detached bungalow that is in need of a full scheme of modernisation and improvements. Situated just off Silksworth Lane on the cul-de-sac of Elstob Place the property provides easy access to Sunderland City Centre, Silksworth Ski Slope, Sainsburys Supermarket as well as local schools, amenities and transport links. The property briefly comprises of; Entrance Hall, Living Room, Dining Room, Kitchen, 2 Bedrooms and Bathroom. Externally there is a front garden, side driveway leading to the garage whilst to the rear a lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the property and potential on offer.

Semi Detached Bungalow

2 Bedrooms

Living Room

Dining Room

Kitchen

In Need Of Modernisation

Garage & Garden

EPC Rating: TBC



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Entrance Hall
Radiator

Living Room
15'8" x 13'0"
Double glazed bay window, double radiator, feature fireplace with electric fire

Dining Room
9'6" x 11'4"
Side facing, double glazed window, double radiator, leading to:

Kitchen
9'1" x 9'9"
Range of floor and wall units, tiles splash back, stainless steel sink and drainer with mixer tap, wall mounted gas boiler, tiled floor, radiator, double glazed window, double glazed door to the garden

Bedroom 1
12'10" x 12'4"
Front facing, double glazed window, radiator

Bedroom 2
9'3" x 12'0"
Rear facing, double glazed window, radiator

Bathroom
Suite comprising low level wc, pedestal basin, bath, double glazed window, radiator

Externally
Externally there is a front garden, side driveway leading to the garage whilst to the rear a lawned garden

Garage
Single garage

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.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is held on a long lease for a term of 999 years from 08/08/1949 at an annual rental of £4 14s.6d. Any prospective purchaser should clarify this with their Solicitor

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

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