



MICHAEL HODGSON

estate agents & chartered surveyors





## KINGSWAY ROAD, SUNDERLAND £115,000

This 3 bedroom terrace property is situated on Kingsway Road in the popular area of Downhill. Being close to local schools, shops and amenities as well as road links to the A19 and Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room/ Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front garden with artificial lawn and steps to the house whilst to the rear is a garden with patio area, artificial lawn, decking area, side gate, brick storage shed. This property must be viewed.

Terraced House

3 Bedrooms

Living Room/ Dining Room

Front & Rear Garden

Must Be Viewed

Tax Band A

Freehold

EPC Rating D



## KINGSWAY ROAD, SUNDERLAND

£115,000

---

### Entrance Hall

The entrance Hall has stairs to first floor, radiator, storage under the stairs

### Living Room

12'2" x 13'8" max

The living room has a front facing double glazed window, radiator, opening to:

### Dining Room

10'8" x 10'7"

Rear facing dining room having double glazed window, radiator, coving to ceiling

### Kitchen

8'6" max x 8'11"

The kitchen has a range of floor and wall units, space for fridge/freezer, integrated oven, gas hob with extractor over, plumbed for washer, stainless steel sink and drainer with mixer tap, recess spot lighting, wall mounted gas boiler, double glazed window, door to rear

### First Floor

Landing with loft access

### Bedroom 1

9'6" max x 14'1" max

Front facing, double glazed window, radiator

### Bedroom 2

8'10" x 11'9"

Rear facing, double glazed window, radiator

### Bedroom 3

10'10" max x 9'11"

Front facing, double glazed window, radiator

### Bathroom

Suite comprising low level WC, wash hand basin on vanity unit, bath with mixer tap and shower over, chrome towel radiator, double glazed window, recess spot lighting

### Externally

Externally the property has a front garden with artificial lawn and steps to the house whilst to the rear is a garden with patio area, artificial lawn, decking area, side gate, brick storage shed.

### 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.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band A

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

