



MICHAEL HODGSON

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HURSTWOOD ROAD, SUNDERLAND £145,000

This neatly presented 3 bed mid terraced house is situated on Hurstwood Road which is convenient for Sunderland City Centre, Sunderland Royal Hospital and University. The property is offered For Sale with NO ONWARD CHAIN and is likely to appeal to a wide variety of purchasers. The internal living space briefly comprises of; Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, 3 Bedrooms and Bathroom. Externally there is a front forecourt and to the rear is a garden with well stocked borders, lawn, and garden shed. Viewing is highly recommend to appreciate this home on offer.

Terraced House

3 Bedrooms

Living Room

Dining Room

Kitchen

Rear Garden

No Chain Involved

EPC Rating: TBC



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Entrance Hall

Radiator, stairs to the first floor, cupboard under the stairs, alarm control panel.

Living Room

15'1" x to the bay x 12'0"

The living room has a double glazed bay window to the front elevation, radiator, feature fire with gas fire.

Dining Room

12'0" x 13'3"

Radiator, wall mounted gas fire, double glazed french doors to the rear garden.

Kitchen

The kitchen has a range of floor and wall units, plumbed for washer, stainless steel sink and drainer with mixer tap, radiator, electric oven, double glazed window, gas hob with extractor over, laminate floor, cupboard with wall mounted gas central heated boiler, recessed spot lighting.

First Floor

Landing, loft access, the loft is part boarded.

Bedroom 1

10'5" x 12'4"

Front facing, double glazed window, radiator, 2 recessed wardrobes to both alcoves alcoves.

Bedroom 2

13'4" x 9'1"

Rear facing, double glazed window, radiator, 2 recessed wardrobes to both alcoves.

Bedroom 3

9'0" x 6'1"

Front facing, double glazed window, radiator

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer taps, double glazed window, bath with mixer tap and shower over, chrome towel radiator.

Externally

Externally there is a front forecourt and to the rear is a garden with well stocked borders, lawn, and garden shed.

Solar Panels

There are solar panels to the roof space that are owned by the seller and will pass to a purchaser.

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 B

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

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