



MICHAEL HODGSON

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estate agents & chartered surveyors



HOLLYCARRSIDE ROAD, SUNDERLAND £119,950

This 3 bedroom mid link house is situated in Leechmere on Hollycarrside Road being close to local shops, schools and amenities as well as excellent transport links to Sunderland City Centre and the A19. The property is likely to appeal to a wide variety of purchasers and briefly comprises of Entrance Porch, Living Room, Kitchen / Dining Room and to the First Floor 3 Bedrooms and a Shower Room. Externally there is a front garden and to the rear is a paved garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.



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Entrance Porch

Double glazed window, leading to the living room

Living Room

15'8" x 12'5"

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

Kitchen / Dining Room

10'5" x 15'10"

The kitchen has a comprehensive range of floor and wall units , stainless steel sink and drainer with mixer tap, double glazed window, gas hob, electric oven, storage cupboard, radiator, stairs to the first floor

First Floor

Landing, double radiator, loft access

Bedroom 1

11'10" max x 12'7" max

Front facing, double glazed window, radiator, recessed mirror fronted fitted wardrobes

Bedroom 2

8'5" x 10'9"

Rear facing, double glazed window, laminate floor.

Bedroom 3

6'6" .55'9" x 10'0"

Front facing, double glazed window, laminate floor

Shower Room

White suite comprising of a low level WC, wall hung wash hand basin set on a vanity unit, double glazed window, radiator, walk in wet room style shower

Externally

Externally there is a front garden and to the rear is a paved garden

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

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