



MICHAEL HODGSON

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PRESTBURY ROAD, SUNDERLAND £124,950

Having undergone a scheme of modernisation and improvement this superb 3 bed semi detached house is available For Sale with NO ONWARD CHAIN being situated on Prestbury Road in Pennywell just off Chester Road which offers convenient access to local shops, schools and transport links to Sunderland City Centre, the A19 and beyond. The property benefits from contemporary decor, a new kitchen, a new bathroom, new floor coverings and briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room, Side Store and to the First Floor 3 Bedrooms and a Bathroom. Viewing is highly recommended.

Semi Detached House
Living Room
No Chain Involved
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Recently Modernised
EPC Rating:D



PRESTBURY ROAD, SUNDERLAND

£124,950

Entrance Hall

Double glazed window, double radiator, stairs to the first floor

Living Room

14'5" x 9'11"

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

Kitchen / Dining Area

21'3" x 10'2"

The kitchen has a new range of floor and wall units, tiled splash back, 2 double radiators, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, electric hob with extractor over, electric oven, laminate floor, 3 double glazed windows, 2 double radiators

First Floor

Landing, double glazed window to the side elevation, loft access

Bathroom

New white suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, 2 double glazed windows, bath with mixer tap and rainfall style shower over with an additional shower attachment, radiator

Bedroom 1

9'6" x 12'11"

Rear Facing, double glazed window, radiator

Bedroom 2

10'0" x 10'11"

Rear facing, double glazed window, radiator, storage cupboard

Bedroom 3

11'2" max x 7'8" max

Front facing, double glazed window, radiator, 2 storage cupboards

Side Store

A useful store room having access to the front and rear garden.

Externally

Externally there is a front and rear garden and a paved patio area

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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