



MICHAEL HODGSON

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## ROTHBURY, SUNDERLAND £135,000

This 3 bed semi detached house is situated on Rothbury in Ryhope and has undergone a scheme of modernisation and improvement and must be viewed to be fully appreciated. The property has the benefit of a new kitchen, new bathroom, new floor coverings, contemporary décor and many extras of note. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Side Passage with former Wash House and Store Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front and rear garden. There is NO ONWARD CHAIN INVOLVED. Rothbury offers an excellent location to provide convenient access to local shops, transport links to Sunderland City Centre the A19 and amenities. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

New Kitchen & Bathroom

No Chain Involved

Recently Modernised

EPC Rating: D



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### Entrance Hall

Radiator, laminate flooring, stairs to the first floor.

### Living Room

14'8" x 12'2"

The living room has a double glazed window to the front elevation, radiator, storage cupboard, herringbone style laminate floor, opening to:

### Kitchen / Dining Room

18'2" max x 9'7" max

The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, 2 double glazed windows, electric hob with extractor over, cupboard with wall mounted gas central heated boiler, integrated dishwasher, recessed spot lighting, radiator.

### WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap and tiled splashback sat on a vanity unit, radiator, extractor, laminate flooring.

### Side Passage

Doors to the front and rear garden, former wash house that is plumbed for a washing machine, storage cupboard.

### First Floor

Landing, double glazed window, loft access.

### Bedroom 1

11'8" max x 11'4" max

Front facing, double glazed window, radiator.

### Bedroom 2

10'11" max x 11'6" max

Rear facing, double glazed window, radiator.

### Bedroom 3

8'1" max x 8'1" max

Double glazed window, radiator.

### Bathroom

New modern white suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, low level WC, Bath with mixer tap and shower over, double glazed window, tiled walls and floor, radiator, recessed spot lighting, extractor.

### Externally

Externally there is a front and rear garden.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is Freehold. 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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