



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



NESBURN ROAD, SUNDERLAND
 £165,000

We welcome to the market this well presented 3 bed mid terraced house situated on Nesburn Road in Barnes offering a much sought after location for Sunderland City Centre, Sunderland Royal Hospital and University, local shops, schools and amenities as well as excellent transport links. The internal living space briefly comprises of; Entrance Hall, Living Room, Dining / Sitting Room, Kitchen and to the First Floor, 3 Bedrooms and Bathroom. Externally there is a full width block paved driveway whilst to the rear there is a lovely garden with patio area, lawn and stocked borders. The property is offered For Sale with NO ONWARD CHAIN and is likely to appeal to a wide variety of purchasers. Viewing is highly recommend to appreciate this home on offer.

Terraced House

3 Bedrooms

Living Room

Dining / Sitting Room

Kitchen

Viewing Advised

No Chain Involved

EPC Rating: TBC

MICHAEL HODGSC
 estate agents & chartered surveyors



MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

MICHAEL HODGSC
 estate agents & chartered surveyors

NESBURN ROAD, SUNDERLAND

£165,000

ENTRANCE HALL

radiator with cover, cupboard under the stairs, stairs to the first floor

LIVING ROOM

14'7" to bay x 13'5"

The living room has a double glazed bay window to the front elevation, radiator, French doors leading to:

DINING / SITTING ROOM

11'8" x 11'3"

The dining / sitting room has double glazed French doors leading to the rear garden, feature fireplace with gas fire, radiator

KITCHEN

7'2" x 15'5"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, door to the garden, integrated fridge / freezer, oven, gas hob with extractor over, plumbed for a washing machine, glass display cabinets, wall mounted gas central heating boiler.

FIRST FLOOR

landing, loft access

BEDROOM 1

10'10" max x 12'1"

Front facing, double glazed windows, radiator, range of fitted wardrobes with mirror fronts in part

BEDROOM 2

10'10" max x 11'8"

Rear facing, double glazed windows, radiator, range of fitted wardrobes with mirror fronts in part

BEDROOM 3

8'4" x 7'7"

Front facing, double glazed windows, radiator

BATHROOM

Suite comprising of a low level wc, wash hand basin set on a storage unit, corner bath, shower cubicle with electric shower, radiator, double glazed window,

EXTERNALLY

Externally there is a full width block paved driveway whilst to the rear there is a lovely garden with patio area, lawn and stocked borders.

COUNCIL TAX

The Council Tax Band is Band B

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

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

