



MICHAEL HODGSON

estate agents & chartered surveyors

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SUNNYBROW, SUNDERLAND

£129,950

This lovely 2 bedroom terraced house is situated on Sunnybrow in the popular area of Silksworth that will not fail to impress all who view. Silksworth provides excellent access to local amenities, transport links to Sunderland City Centre, the A19 and beyond. The property has been recently modernised and briefly comprises of Entrance Vestibule, Living Room/ Kitchen and to the First Floor 2 Bedrooms and Bathroom. Externally the property has a front gravelled driveway of street parking and a rear garden. There is an additional driveway separate to the property. The property is available with NO ONWARD CHAIN and must be viewed.

Terraced House
Recently Modernised
Off Street Parking
Must Be Viewed

2 Bedrooms
Rear Garden
No Onward Chain
EPC Rating C



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Entrance Vestibule

Living Room/ Kitchen

23'11" max x 12'8" max

The Living Room has a front facing double glazed window, radiator and stairs to the first floor. The Kitchen has a range of floor and wall units, sink and drainer with mixer tap, integrated oven, gas hob with extractor over, cupboard with wall mounted gas central heating boiler, radiator, door to the rear and a double glazed window.

First Floor

Landing with loft access

Bedroom 1

12'7" max x 10'0" max

Front facing bedroom with double glazed window, radiator and storage cupboard.

Bedroom 2

12'7" x 6'8"

Rear facing bedroom with a double glazed window, radiator.

Bathroom

Suite comprising wc and wash hand basin on vanity unit, bath with shower over, towel radiator.

Externally

Externally the property has a front gravelled driveway of street parking and a rear garden. There is an additional driveway separate to the property.

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

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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

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