



MICHAEL HODGSON

estate agents & chartered surveyors

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HELVELLYN ROAD, SUNDERLAND £120,000

A neatly presented 2 bedroom semi detached house located on Helvellyn Road in Hill View which is located off Leechmere Road offering an excellent location for local schools, shops, amenities as well as transport links to both the A19 and Sunderland City Centre. The property briefly comprises of; Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 2 Bedrooms and Bathroom. Externally there is a front garden and driveway leading to the garage and to the rear a garden with lawn and patio. Viewing is highly recommended to appreciate the property and location on offer. There is NO ONWARD CHAIN INVOLVED.

Semi Detached House
Living Room
Garage & Garden
Viewing Advised

2 Bedrooms
Kitchen / Dining Room
No Chain Involved
EPC Rating: C



HELVELLYN ROAD, SUNDERLAND

£120,000

Entrance Porch

Leading to the inner hall.

Inner Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

13'3" max x 12'5" max

The living room has a box bay double glazed window to the front elevation, laminate floor, radiator.

Kitchen / Dining Room

18'9" x 10'1"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, recessed spot lighting, two double glazed window, electric oven and hob with extractor over, radiator.

First Floor

Landing, double glazed window, loft access.

Bedroom 1

15'5" x 9'5"

Front facing, double glazed window, radiator.

Bedroom 2

9'2" x 10'6"

Rear facing, double glazed windows, cupboard with wall mounted gas central heating boiler.

Bathroom

White suite comprising of a low level WC pedestal basin with mixer tap, bath with rainfall style shower head and an additional shower head attachment, 2 double glazed windows.

Garage

Attached garage accessed via an electric roller shutter, door to the garden.

Externally

Externally there is a garden and a front driveway leading to the house and garage and to the rear is a garden with a paved patio area and lawn.

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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