



MICHAEL HODGSON

estate agents & chartered surveyors

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RISHTON SQUARE, SUNDERLAND £120,000

This superb 3 bed end link house has undergone a scheme of modernisation and improvements and will not fail to impress all who view. The property is ideally located on Rishton Square in Redhouse commanding an excellent location for access to the A1231, shops schools and amenities, The property benefits from a new kitchen, new bathroom, new floor coverings, contemporary decor and must be viewed to be fully appreciated. The living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden enjoying an open aspect and a rear garden with paved patio area and gated driveway. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommend.

End Link House

3 Bedrooms

Living Room

Dining Room

New Kitchen

New Bathroom

Recently Modernised

EPC Rating: C



RISHTON SQUARE, SUNDERLAND

£120,000

Entrance Hall

Radiator, stairs to the first floor.

Kitchen

8'8" x 7'8"

The kitchen has a new comprehensive range of floor and wall units, tiled splashback, electric oven, radiator, gas hob with extractor over, cupboard with wall mounted gas central heated boiler, double glazed window, space for free standing fridge / freezer, radiator

Living Room

15'1" max x 10'9" max

The living room has a double glazed window to the front elevation opening to the dining room.

Dining Room

9'0" x 9'6"

Double glazed french door to the rear garden, radiator

First Floor

Landing.

Bathroom

New white suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap and shower over, radiator, double glazed window, recessed spot light lighting, extractor.

Bedroom 1

9'3" x 14'3"

Front facing, double glazed window, radiator.

Bedroom 2

9'5" max x 8'8" max

Rear facing, double glazed window, radiator.

Bedroom 3

9'10" x 7'8"

Front facing, double glazed window, radiator.

Externally

Externally there is a front lawned garden enjoying an open aspect and a rear garden with paved patio area and gated driveway

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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