



MICHAEL HODGSON  
for sale  
0191 5637000

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estate agents & chartered surveyors

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## ESTUARY WAY, SUNDERLAND £99,950

An exiting opportunity to purchase a 2 bed mid link house situated on the cul-de-sac of Estuary Way in South Hylton which offers a superb location for easy access to A19, South Hylton Metro Station, local shops schools and amenities, The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room, Conservatory and to the First Floor, Landing, 2 Bedrooms and a Shower Room. Externally there is a front block paved driveway and to the rear a garden with paved patio, lawn and garden shed. There is NO ONWARD CHAIN INVOLVED in the sale of the property. Viewing of this lovely home is highly recommended to appreciate the space, home and potential the property has to offer.

Mid Link House  
Living Room  
Conservatory  
Viewing Advised

2 Bedrooms  
Kitchen / Breakfast Room  
No Chain Involved  
EPC Rating: D



## ESTUARY WAY, SUNDERLAND

£99,950

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### Entrance Vestibule

Laminate floor, leading to the living room.

### Living Room

11'10" x 13'11"

The living has a double glazed bay window to the front elevation, 2 radiators, stairs to the first floor, feature fire with electric fire.

### Kitchen/Breakfast Area

11'9" x 7'8"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, double radiator, wall mounted gas central heated boiler.

### Conservatory

The conservatory has a range of double glazed windows, tiled floor, double glazed french doors to the garden.

### First Floor

Landing.

### Bedroom 1

9'8" x 8'10"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

### Bedroom 2

11'10" max x 6'9" max

Front facing, double glazed window, radiator, storage cupboard.

### Shower Room

White suite comprising of a low level WC, pedestal basin, corner shower cubicle, radiator.

### Externally

Externally there is a front block paved driveway and to the rear a garden with paved patio, lawn and garden shed.

### 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

