



MICHAËL HODGSON

estate agents & chartered surveyors

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## KINSALE SQUARE, SUNDERLAND £135,000

This 3 bedroom Detached house is situated on Kinsale Square in Downhill. Located close to local schools, shops and amenities as well as transport links to Sunderland City Center and the A19. The property itself briefly comprises of Inner Hall, Living Room/ Dining Room, Kitchen and Wc and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front garden having artificial lawn and paved driveway for off street parking with steps leading down to the house and patio area whilst to the rear there is a paved garden, garden shed, rear gate. Viewing of this property is highly recommended.

Detached House

3 Bedrooms

Living Room/ Dining Room

Bathroom & Wc

Garden

Off Street Parking

Must Be Viewed

EPC Rating TBC



# KINSALE SQUARE, SUNDERLAND

£135,000

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## Bedroom 1

10'5" max x 14'4" max

Rear facing, box bay double glazed window, storage cupboard, radiator

## Entrance Vestibule

Storage cupboard

## Inner Hall

Radiator, stairs to first floor

## Living Room / Dining Room

10'6" max x 22'11" max

Front and rear double glazed box bay window, 2 radiators, feature fire place gas fire

## Kitchen

16'7" max x 9'4" max

The kitchen has a range of floor and wall units, integrated double oven, 5 ring gas hob, sink and drainer with mixer tap plumbed for washer, radiator, storage cupboard, double glazed window, door to the rear, recess spot lighting

## WC

Low level WC, wall hung wash hand basin

## First Floor

Landing, double glazed window, loft access door with loft ladder leading to loft

## Bedroom 2

12'8" max x 9'9" max

Rear facing, double glazed window, radiator, storage cupboard

## Bedroom 3

9'11" to bay x 9'8"

Front facing, double glazed box bay window, radiator, T-fall roof in part

## Loft

Velux window, wall mounted gas central heating boiler

## Bathroom

Suite comprising low level WC, pedestal basin, bath with shower attachment, double glazed window, t-fall roof in part, towel radiator

## Externally

Externally the property has a front garden having artificial lawn and paved driveway for off street parking with steps leading down to the house and patio area whilst to the rear there is a paved garden, garden shed, rear gate

## 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

## 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.

## 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

# M I C H A E L   H O D G S O N

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