



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



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

2 Bedrooms

Living Room

Kitchen / Dining Room

Garage & Garden

No Chain Involved

Viewing Advised

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

