



MICHAEL HODGSON

estate agents & chartered surveyors

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THOMPSON ROAD, SUNDERLAND

£125,000

This 4 bedroom terrace property is situated on Thompson Road in Southwick. The property is conveniently located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Porch, Inner Hall, Living Room/ Dining Room, Kitchen, Utility, Wc and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front forecourt and a rear yard. Viewing of this property is highly recommended.

Terraced House
 Living/ Dining Room
 Utility
 Rear Yard

4 Bedrooms
 Kitchen
 Ground Floor Wc
 EPC Rating: D

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Entrance Porch

Inner Hall

Stairs to the first floor, radiator, cupboard under the stairs.

Living Room/Dining Room

31'6" max to bay x 14'3" max

The living/dining room has a front facing double glazed box bay window, double glaze french door to the rear, feature fire place with log burner, 2 radiators.

Kitchen

17'3" max x 9'0" max

The kitchen has a range of floor and all units, stainless steel sink and drainer, space for a cooker with an extractor over, cupboard with wall mounted gas central heated boiler, radiator, 2 double glazed windows.

Utility

9'0" x 9'10"

The utility has a double glazed window, door to the rear, space for a fridge freezer, plumbed for a washer.

WC

Low Level WC, pedestal basin double glazed window.

First Floor

Landing, double glazed window, loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin on a storage unit, bath with mixer tap, shower, towel radiator, 2 double glazed windows.

Bedroom 1

13'6" max x 13'11" max

Front facing, double glazed window, radiator.

Bedroom 2

13'8" x 13'5"

Rear facing, double glazed window, radiator.

Bedroom 3

15'7" max x 10'2" max

Rear facing, double glazed window, radiator.

Bedroom 4

13'6" max x 6'5" max

Front facing, double glazed window, radiator.

Externally

Externally there is a front forecourt and a rear yard.

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 A

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.

M I C H A E L H O D G S O N

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