



MICHAEL HODGSON

estate agents & chartered surveyors

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## HELVELLYN ROAD, SUNDERLAND £124,000

We offer to the market this 3 bedroom semi detached house located on Helvellyn Road in Hill View.  
 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 Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Shower Room. Externally there is a front garden with lawn and driveway for off street parking leading to the garage whilst to the rear is a lawned garden and patio area. There is NO ONWARD CHAIN INVOLVED.

Semi Detached House  
 Living & Dining Room  
 Garage  
 Must Be Viewed

3 Bedrooms  
 Gardens  
 No Onward Chain  
 EPC Rating: D

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### Entrance Hall

The Entrance Hall has stairs to the first floor, radiator.

### Living Room

10'2" x 14'4"

Front facing Living Room having a double glazed window, radiator, feature fire place with gas fire, opening to the dining room.

### Dining Room

8'7" x 9'2"

Rear facing, double glazed window, radiator.

### Kitchen

12'5" x 10'3"

The kitchen has a range of floor and wall units, double glazed window, stainless steel sink and drainer, electric hob, integrated oven, space for a fridge freezer, radiator, storage cupboard, door to the garage.

### First Floor

Landing, double glazed window, loft access.

### Shower Room

Suite comprising of a low level WC, pedestal basin, shower, 2 double glazed windows, radiator.

### Bedroom 1

9'11" max x 10'11" max

Front facing, double glazed windows, fitted wardrobe.

### Bedroom 2

9'5" max x 11'6" max

Rear facing, double glazed window, fitted wardrobe.

### Bedroom 3

7'9" max x 11'1" max

Double glazed window, fitted wardrobe, radiator, built in style cabin bed.

### Externally

Externally there is a front garden with lawn and driveway for off street parking whilst to the rear is a lawned garden and patio area.

### Garage

Integrated single garage accessed via an up and over door, door to the rear, wall mounted gas central heated boiler.

### 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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