



MICHAEL HODGSON

estate agents & chartered surveyors

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THE VILLAS, SUNDERLAND £89,950

This 2 bed semi detached house is situated on the cut-de-sac of The Villas in Castletown which is close to local school, shops and amenities as well as excellent transport links to the A19, A1231 and Sunderland City Centre. Internally the accommodation briefly comprises of Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, and to the First Floor 2 Bedrooms, Study & Bathroom. Externally there is a front garden and a driveway leading to the garage and to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House
Living Room
Garage & Gardens
Viewing Advised

2 Bedrooms
Kitchen / Dining Room
No Chain Involved
EPC Rating: TBC



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Entrance Porch

leading to the inner hall.

Inner Hall

Double radiator, stairs to the first floor.

Living Room

10'6" x 11'7"

Double radiator, double glazed window.

Kitchen

13'6" max x 7'11" max

Floor and wall units, sink and drainer with mixer tap, double glazed window, radiator, cupboard under the stairs with door access to the garage, opening to the dining area.

Dining Area

9'6" max x 9'4" max

Double glazed patio door to the garden.

Garage

17'5" x 12'9"

Accessed via and up and over garage door.

First Floor

Landing, double glazed window, loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin sat on a storage unit, bath, 2 double glazed windows, double radiator.

Bedroom 1

11'2" max x 11'7" max

Rear facing, double glazed window, radiator, wall mounted gas central heated boiler, range of fitted wardrobes.

Bedroom 2

10'4" x 11'4"

Front facing, double glazed window, radiator.

Study

7'11" max x 7'11" max

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

Externally

Externally there is a front garden and a driveway leading to the garage and to the rear is a lawned garden.

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.

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

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