



MICHAEL HODGSON

estate agents & chartered surveyors

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## HYLTON ROAD, SUNDERLAND

£75,000

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IN NEED OF MODERNISATION - This 3 bed end link house is situated on Hylton Road in an excellent location providing easy access to local transport links, schools and amenities well as Sunderland City Centre, Royal Hospital and the A19. The property is likely to appeal to a wide variety of purchasers and must be viewed to appreciate the works and modernisation required. The internal living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room and to the First Floor 3 Bedrooms and a bathroom. Externally there is a front garden, driveway providing off street parking and to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

End Link House

3 Bedrooms

Living Room

Dining Room

Kitchen

No Chain Involved

Viewing Advised

EPC Rating: D

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### Entrance Vestibule

Stairs to the first floor.

### Living Room

15'2" x 11'10"

Double glazed bay window, radiator.

### Dining Room

9'1" x 11'7"

Radiator, double glazed window.

### Kitchen

7'1" x 11'3"

Range of floor and wall units, wall mounted gas central heating boiler, double glazed window, door to the rear garden.

### First Floor

Landing, double glazed window, radiator.

### Bedroom 1

9'8" x 13'7"

Front facing, double glazed window, radiator.

### Bedroom 2

13'3" x 8'2"

Rear facing, double glazed, radiator.

### Bedroom 3

9'5" x 7'9"

Rear facing, double glazed, radiator.

### Bathroom

Low level WC, wash hand basin, bath, double glazed window, radiator.

### Externally

Externally there is a front garden, driveway providing off street parking 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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