



MICHAEL HODGSON

estate agents & chartered surveyors



FOXTON CLOSE, SUNDERLAND

£189,950

This lovely 3 bedroom detached house is situated in the popular area of Ford Estate on Foxton Close being close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprising of; Entrance Hall, WC, Kitchen/ Breakfast Room, Living Room and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front lawned garden and a rear lawned garden with gravelled area, decking area, garden shed, side gate and a detached garage for off street parking Viewing is highly recommended.

Detached House	3 Bedrooms
Kitchen/ Breakfast Room	Living Room
Gardens	Garage
Must Be Viewed	EPC Rating B



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Entrance Hall

Storage Cupboard, radiator.

Living Room

14'3" max x 13'5" max

The living room has 2 double glazed windows, radiator, stairs to the first floor.

WC

Low level WC, wall hung wash hand basin, double glazed window.

Kitchen/Breakfast Room

8'11" ax x 13'5" max

The kitchen has a range of floor and wall units, plumbed for washer, integrated oven, gas hob with extractor over, stainless steel sink and drainer, cupboard with wall mounted gas central heated boiler, 2 double glazed windows, double glazed french doors.

First Floor

Landing, radiator, double glazed window, loft access.

Bedroom 1

10'1" max x 13'5" max

2 Double glazed windows, radiator.

Bedroom 2

7'2" max x 12'8" max

Double glazed window, radiator.

Bedroom 3

5'11" x 9'4"

Double glazed window.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over., radiator, double glazed window.

Externally

Externally there is a front lawned garden and a rear lawned garden with gravelled area, decking area, garden shed and side gate.

Garage

Detached single garage.

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 C.

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.

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

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

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