



MICHAEL HODGSON

estate agents & chartered surveyors

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## ARBROATH ROAD, SUNDERLAND £99,950

This superb 2 bed semi detached house is situated on Arbroath Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property is likely to appeal to a wide variety of purchasers and briefly comprises of: Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front garden and to the rear and side a block paved driveway Viewing is highly recommended. There is NO ONWARD CHAIN INVOLVED with the sale.

Semi Detached House

2 Bedrooms

Living / Dining Room

Kitchen

Bathroom

No Chain Involved

Viewing Advised

EPC Rating: D



## ARBROATH ROAD, SUNDERLAND

£99,950

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### Entrance Vestibule

Radiator, stairs to first floor

### Living Room

19'11" x 14'7"

The Living Room has a double glazed bay window to the front elevation, wood stripped floor, two radiators, storage cupboard, additional double glazed window to the side elevation and a double glazed door to the rear

### Kitchen

6'9" x 9'7"

The Kitchen has a range of floor and wall units, tiled splashback, electric hob, electric oven, stainless steel sink and drainer with mixer tap, double glazed window

### First Floor

Landing, double glazed window

### Bedroom One

10'6" max x 14'7" max

Front facing, two double glazed windows, two radiators, range of mirror fronted wardrobes, storage cupboard with wall mounted gas central heating boiler

### Bedroom Two

7'10" x 8'8"

Rear facing, double glazed window, radiator

### Bathroom

White suite low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and electric shower over, double glazed window, tiled walls, chrome towel radiator

### External

Externally there is a front garden and to the rear and side a block paved driveway

### 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.

### 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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