



MICHAEL HODGSON

estate agents & chartered surveyors

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## WALPOLE COURT, SUNDERLAND £134,950

This 3 Bedroom property is available with NO ONWARD CHAIN. Situated on Walpole Court in Millfield being close to local schools, shops and amenities as well as Sunderland Royal Hospital. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen, Shower Room and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front paved garden and a rear paved garden with door to the garage and a rear gate. Viewing of this property is highly recommended.

Semi Detached House  
Living Room & Kitchen  
Garage  
Must Be Viewed

3 Bedrooms  
Bathroom & Shower Room  
No Onward Chain  
EPC Rating: D



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### Inner Hall

The Inner Hall has stairs to the first floor.

### Living Room

15'9" max x 17'6" max

The living room has 4 double glazed windows, radiator, feature fire place with electric fire.

### Kitchen

15'7" max x 10'5"

The kitchen has a range of floor and wall units, wall mounted gas central heated boiler, integrated oven, gas hob, sink and drainer with mixer tap, double glazed window, radiator, storage cupboard, door to the rear.

### Shower

Suite comprising of a low level WC, pedestal basin, wet room style shower, radiator, double glazed window.

### First Floor

Landing, loft access.

### Bedroom

11'5" max x 12'9" max

2 Double glazed windows, radiator, fitted wardrobe.

### Bedroom

9'11" max x 6'8" max

Double glazed window, radiator.

### Bedroom

10'9" x 8'0"

Double glazed window, radiator.

### Bathroom

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

### Externally

Externally there is a front garden and a rear paved garden with access to the garage.

### Garage

Garage accessed via an electric roller shutter.

### 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

### 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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