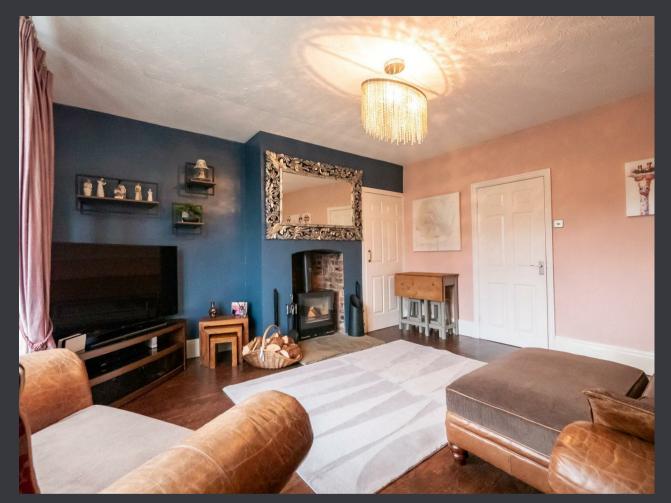


# MICHAEL HODGSON

estate agents & chartered surveyors



## GENERAL HAVELOCK ROAD, SUNDERLAND £139,950

This 3 Bedroom semi detached house is situated on General Havelock Road in Ford Estate located close to local schools and amenities. The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen/ Breakfast Room and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a lawned garden with decking area, patio area and side gate. To the side of the property there is a garden shed and side gate. Viewing highly recommended.

Semi Detached House
Living Room
Gardens
Viewing Recommended

3 Bedrooms Kitchen/ Breakfast Room Off Street Parking EPC Rating TBC



# GENERAL HAVELOCK ROAD, SUNDERLAND £139,950

Entrance Vestibule Stairs to the first floor.

## Living Room

16'10" too bay x 15'8" max

The living room has a front facing double glazed bay window, feature fire place with multi fuel burner, storage cupboard, radiator.

### Kitchen/Breakfast Room

8'11" max x 18'11" max

The kitchen has a range of flor and wall units, stainless steel sink and drainer with mixer tap, space for cooker with extractor, storage cupboard wall mounted gas central heated boiler, 2 double glazed windows, door to the rear, plumbed for washer.

First Floor Landing with double glazed window, radiator, loft access.

#### Bedroom 1

11'1" max x 11'1" max Front facing, double glazed window, radiator.

Bedroom 9'8" max x 10'9" max Rear facing, double glazed window, radiator, t fall roof in part.

Bedroom 12'7" x 8'2" Rear facing, double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, towel radiator, double glazed window, t fall roof in part.

#### Externally

Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a lawned garden with decking area, patio area and side gate. To the side of the property there is a garden shed and side gate.

#### 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

## COUNCILTAX

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

## MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for

## 4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI IQX

0191 5657000 www.michaelhodgson.co.uk

