



MICHAEL HODGSON

estate agents & chartered surveyors

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## HALL FARM ROAD, SUNDERLAND £130,000

AVAILABLE WITH NO ONWARD CHAIN. This 3 bedroom house is situated on Hall Farm Road in the popular area of Hall Farm. Located close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property itself briefly comprises of: Entrance Vestibule, Living Room, Kitchen/ Dining Room and to the First Floor 3 Bedrooms, Wc and Bathroom. Externally there is a front lawned garden and to the rear is a lawned garden with patio area, shed and gate to the rear. Viewing of this property is highly recommended.

Terraced House  
Living Room  
Bathroom & Wc  
Must be Viewed

3 Bedrooms  
Kitchen/ Dining Room  
No Onward Chain  
EPC Rating C



## HALL FARM ROAD, SUNDERLAND

£130,000

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### Entrance Vestibule

Storage cupboard.

### Living Room

11'6" max x 19'4" max

Front facing Living Room having a double glazed window, radiator, double glazed sliding doors to the rear, feature fire with electric fire.

### Kitchen/Dining Room

19'4" max x 11'8" max

The kitchen has a range of floor and wall units, space for a cooker with extractor over, space for a fridge freezer, plumbed for washer, stainless steel sink and drainer, double glazed window, recessed spot lighting, radiator, door to the rear, stairs to the first floor.

### First Floor

Landing, storage cupboard with wall mounted gas central heated boiler, loft access, radiator.

### Bedroom 1

10'0" max x 10'0" max

Front facing, double glazed window, radiator, range of fitted wardrobes.

### Bedroom 2

8'11" max x 8'10" max

Rear facing, double glazed window, radiator, fitted wardrobe.

### Bedroom 3

8'10" x 7'10"

Front facing, double glazed window, radiator.

### Bathroom

Suite comprising of a bath, pedestal basin, corner shower, towel radiator, double glazed window, storage cupboard.

### Wc

Low level wc, double glazed window

### Externally

Externally there is a front lawned garden and to the rear is a lawned garden with patio area, shed and gate to the rear.

### 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.

### 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.

# M I C H A E L   H O D G S O N

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