



MICHAEL HODGSON

estate agents & chartered surveyors



BYERS COURT, SUNDERLAND £107,500

An immaculately considered 3 bed mid terraced house situated on Byers Court in Silksworth which offers a superb location for Sunderland City Centre, local schools, amenities, Sainsburys Supermarket and Silksworth Sports Centre. The property boasts Gas Central Heating, Double Glazing and is meticulously decorated throughout. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved garden and to the rear a block paved garden, pond, car port for off street parking and access to the garage. Viewing of this lovely home is highly recommended to fully appreciate the home on offer.

Mid Terraced House
Living Room
Front & Rear Garden
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Garage & Car Port
EPC Rating: D



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Living Room
17'9" x 10'6"
The living room has a double glazed window to the front elevation, radiator, coving to ceiling, ceiling rose

Inner Hall
Cupboard under stairs, radiator with cover

Kitchen /Dining Room
16'9" x 11'4"
The kitchen has a comprehensive range of floor and wall units with tiled splash backs, glass display cabinets, radiator with cover, gas hob with extractor over, oven, double glazed window, sink and drainer with mixer tap, delft rack, integrated dishwasher and washing machine.

WC
Low level wc, part tiled walls, wall hung wash hand basin with mixer tap, double glazed window

First Floor
Landing, loft access

Bedroom 1
10'0" x 14'6"
Double glazed window, radiator, range of fitted wardrobes

Bedroom 2
11'10" x 9'3"
Front facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 3
7'1" x 10'9"
Front facing, double glazed window, radiator.

Bathroom
Suite comprising low level wc, wash hand basin set in vanity unit, bath with mixer tap and shower attachment, double glazed window, recessed spot lighting, radiator

Externally
Externally there is a front block paved garden and to the rear a block paved garden, pond, car port for off street parking and access to the garage.

Garage
Single garage

FREE VALUATIONS
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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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