



MICHAEL HODGSON

estate agents & chartered surveyors



## CHELTENHAM ROAD, SUNDERLAND £110,000

An opportunity to purchase a 3 bed semi detached house situated on Cheltenham Road in Hylton Castle which is a popular and convenient location offering access to local shops, schools and amenities and transport links to the A1231, A19 and beyond. The property itself internally briefly comprises of: Entrance Hall, Living Room / Dining Area, Kitchen and to the first floor, landing, 3 Bedrooms and a Shower Room. Externally there is a front garden, side driveway and garden to the rear. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home, location and potential on offer.

Semi Detached House

3 Bedrooms

Living / Dining Room

Kitchen

Shower Room

No Chain Involved

Viewing Advised

EPC Rating: D



## CHELTENHAM ROAD, SUNDERLAND

£110,000

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### Entrance Hall

Laminate floor, stairs to first floor, radiator with cover, storage cupboard

### Living Room/Dining Room

21'0" x 14'0"

The living room / dining room spans the full depth of the house having a double glazed window to the front elevation and double glazed French doors leading to the rear garden, feature fireplace with gas fire, radiator

### Kitchen

9'2" x 9'2"

Range of floor and wall units, tiled splashbacks, double glazed window, double electric oven, stainless steel sink and drainer with mixer tap, radiator, door to the side, cupboard with wall mounted gas central heating boiler, integrated dishwasher, fridge, freezer and washing machine

### First Floor

Landing, double glazed window

### Bedroom One

10'3" x 13'10"

Rear facing, double glazed window, radiator

### Bedroom Two

12'6" x 10'5"

Front facing, double glazed window, radiator

### Bedroom Three

8'4" x 9'4"

Front facing, double glazed window, radiator, storage cupboard

### Shower Room

White suite comprising low level wc, wash hand basin set on a vanity unit, shower cubicle, two double glazed windows, radiator

### External

Externally there is a front garden, side driveway and garden to the rear.

### 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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