



M I C H A E L H O D G S O N

estate agents & chartered surveyors



HOYLE FOLD, SUNDERLAND £206,000

A great opportunity to purchase this 2 bedroom detached bungalow. The property is situated on Hoyle Fold in Thristley Woods being 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, Open Plan Living Room/ Kitchen, Garden Room, 2 Bedrooms and Shower Room. Externally the property has a front and side gravelled garden whilst to the rear is a garden with patio and gravelled area, side gate. Viewing of this property is highly recommended.

Freehold
Tax Band C

Detached Bungalow
Living Room/ Kitchen
Garden
Freehold

2 Bedroom
Garage
Tax Band C
EPC Rating C

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Entrance Vestibule

The Entrance Vestibule has a radiator and opening leading to Living Room.

Living Room/Kitchen

19'6" max x 21'7" max

The Living Area has two velux style windows, radiator. doors opening to the Garden Room.

The Kitchen has a comprehensive range of floor and wall units, integrated electric oven, electric hob, space for fridge freezer, plumbed for washer, wall mounted gas central heated boiler, double glazed window and radiator

Garden Room

11'4" x 12'3"

Having a large double glazed window, double glazed French doors to rear garden, two radiators

Shower Room

Suite comprising of a low level WC, wash hand basin, walk in style shower, double glazed window, loft access, chrome towel radiator

Bedroom 1

10'3" x 11'10"

The bedroom has a double glazed windows and radiator.

Bedroom 2

8'10" x 8'5"

Double glazed window

Garage

Separate single garage accessed via electrical roller shutter

Externally

Externally the property has a front and side gravelled garden whilst to the rear is a garden with patio and gravelled area, 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

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 C

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