



MICHAEL HODGSON

estate agents & chartered surveyors



LABURNUM ROAD, SUNDERLAND £180,000

This immaculately presented 2 / 3 bed mid terraced cottage house has undergone a full scheme of modernisation and must be viewed to be fully appreciated. The property boasts stylish decor, a new kitchen with a number of integrated appliances, new bathroom, new floor coverings, many extras of note and will not fail to impress all who view. Internally the accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or Ground Floor 3rd Bedroom, Open Planing Sitting / Dining Room, Kitchen, Utility, WC whilst to the First Floor there are 2 Bedrooms and a Bathroom. There is a front forecourt and a rear yard with a porcelain tiled patio and an artificial grass lawn. There is NO ONWARD CHAIN INVOLVED. Laburnum Road is conveniently located just off Fulwell Road in Fulwell providing excellent access to local shops, schools, Metro system, transport links to Sunderland City Centre and amenities. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Cottage

2 / 3 Bedrooms

Living Room or 3rd Bedroom

Sitting / Dining / Kitchen

New Kitchen

New Bathroom

Freehold | Council Tax Band: A

EPC Rating: TBC



LABURNUM ROAD, SUNDERLAND

£180,000

Entrance Vestibule

laminated flooring, leading to:

Inner Hall

radiator, laminated flooring

Living Room or Ground Floor Bedroom 3

14'3" x 13'7"

A versatile room that could be used as a 3rd bedroom or living room, double glazed bay window to the front, radiator

Sitting/Dining Room

21'7" max x 18'5" max

A superb open plan sitting / dining room having a laminated floor, 3 radiators, bi folding door to the rear yard, recess spot lighting, oak handrail with glass inserts to the staircase.

Kitchen

14'1" x 6'8" max

The kitchen has a new range of floor and wall units, tiled splashback, electric hob with extractor over, stainless steel sink and drainer with mixer tap, electric oven, integrated microwave, dishwasher, fridge and freezer, double glazed window, recess spot lighting,

Utility

4'5" x 5'10"

The utility has a floor unit and worktop, laminated floor, radiator, wall mounted gas central heating boiler, recess spot lighting

WC

White suite comprising of a low level WC, chrome towel radiator, wash hand basin with mixer tap on a vanity unit, recess spot lighting, laminated flooring

First Floor

landing

Bedroom 1

13'4" x 12'5" max

Rear facing, radiator, double glazed window

Bedroom 2

11'3" x 9'11"

front facing, Velux style windows, radiator, 1 fall roof in part.

Bathroom

New white suite comprising of a wall hung wash hand basin and mixer tap set on a wall hung vanity unit, bath with rainfall style shower head and an additional shower head attachment and a mixer tap, Velux style window, recess spot lighting, radiator, tiled walls and floor

Externally

There is a front forecourt and a rear yard with a porcelain tiled patio and an artificial grass lawn.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

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

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