



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

estate agents & chartered surveyors



HOLLYCARRSIDE ROAD, SUNDERLAND £114,950

This charming 2 bedroom semi detached house is situated conveniently on Hollycarrside Road In Leechmere being close to local shops, schools and amenities as well as excellent transport links to Sunderland City Centre and the A19. The property is likely to appeal to a wide variety of purchasers and benefits from gas central heating, double glazing and briefly comprises of Entrance Hall, Living Room, Kitchen, Rear Passage, Wc, Utility and to the First Floor 2 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway providing off street parking whilst to the rear there is a lawned garden. Viewing of this superb home is highly recommended.

Council Tax Band A

Tenure Freehold

Semi Detached House

2 Bedrooms

Living Room & Kitchen

Bathroom & Wc

Rear Garden

Tenure: Freehold

Council Tax Band A

EPC Rating D

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Entrance Hall

The Entrance Hall has stairs to the first floor, cupboard under stairs, radiator, double glazed window.

Living Room

11'9" x 12'11" max

Front facing Living Room having a double glazed window, radiator, feature fire place with electric fire.

Kitchen

9'1" max x 15'1"

The Kitchen has a a range of floor and wall units, integrated oven, electric hob with extractor oven, stainless steel sink with drainer, cupboard with wall mounted gas central heated boiler, integrated fridge, double glazed window, radiator, recessed spot lighting, large storage cupboard with double glazed window.

Rear Passage

WC

Low level WC, t-fall roof in part.

Utility

6'3" x 6'4"

The Utility has a double glazed window, plumbed for washer and dryer.

First Floor

Landing, double glazed window, loft access.

Bedroom 1

11'5" max x 17'10" max

Front facing bedroom having 2 double glazed windows, radiator, storage cupboard.

Bedroom 2

10'10" max x 11'9" max

Rear Facing bedroom having a double glazed window, radiator, storage cupboard.

Bathroom

Suite comprising of a low level WC, wash hand basin on vanity unit, bath with shower over, double glazed window, radiator.

Externally

Externally the property has a front lawned garden and driveway providing off street parking whilst to the rear there is a lawned garden.

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

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

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