



MICHAEL HODGSON

estate agents & chartered surveyors

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## LEECHMERE ROAD, SUNDERLAND £139,950

Having undergone a scheme of modernisation and improvements this stunning 3 bedroom mid link house must be viewed to be fully appreciated. Situated on Leechmere Road the property commands a much sought after location providing easy access to local shops, schools and amenities as well and Sunderland City Centre. The property benefits from contemporary decor, a new fitted kitchen, new bathroom suite, new carpets and floor coverings and many extras of note. The internal accommodation briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room and to the first floor 3 Bedrooms and Bathroom. Externally there is a front driveway providing street parking and rear garden with patio area and lawn. There is **NO ONWARD CHAIN INVOLVED** with the sale, viewing is highly recommended.

Mid Link House

Living Room

Bathroom

No Chain Involved

3 Bedrooms

Kitchen / Dining Room

Superb Property

EPC Rating: TBC



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### Entrance Vestibule

The entrance vestibule has two double glazed window, stairs to first floor, LVT flooring.

### Living Room

10'11" x 15'3"

The living room spans the full depth of the house having a double glazed window to the front and rear elevations, two radiators, LVT flooring.

### Kitchen / Dining Room

15'1" x 12'5"

The kitchen has a new comprehensive range of floor and wall units, breakfast bar, plumbed for washer, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, three double glazed windows, flooring, wall mounted gas boiler, radiator, storage cupboard, LVT Flooring.

### First Floor

Landing, double glazed window, loft access

### Bedroom 1

9'5" x 10'10"

Front facing, double glazed window, radiator, storage cupboard

### Bedroom 2

11'7" x 6'9"

Front facing, double glazed window, radiator

### Bedroom 3

8'0" x 8'3"

Rear facing, double glazed window, radiator

### Bathroom

New white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, extractor, recess spot lighting, tiled floor, bath with shower over, radiator

### External

Externally there is a front driveway providing street parking and rear garden with patio area and lawn.

### 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

### 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.

### COUNCIL TAX

The Council Tax Band is Band A

### TENURE

We are advised by the Vendors that the property is Freehold. 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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