



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

estate agents & chartered surveyors



HOYLE FOLD, SUNDERLAND

£209,950

This 2 bedroom detached bungalow is available FOR SALE with NO ONWARD CHAIN. 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 Hall, Living Room, Conservatory, Kitchen, Shower Room & 2 Bedrooms. Externally the property has a front lawned garden and driveway off street parking leading to garage whilst to the rear is a lawned garden with an array of trees and bushes, patio area and side gate. Viewing of this property is highly recommended.

Detached Bungalow
Living Room
No Onward Chain
Freehold

2 Bedroom
Garage & Gardens
Viewing Advised
EPC Rating: TBC



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Entrance Hall

Radiator, coving to ceiling, loft access

Living Room

10'7" x 18'2"

The Living Room has a radiator, feature fire place with electric fire, coving to ceiling, double glazed sliding doors to:

Conservatory

12'7" max x 9'1" max

The conservatory has a range of double glazed window, double glazed door to rear

Kitchen

13'0" max x 12'0" max

The kitchen has a range of floor and wall units, space for freestanding fridge / freezer, integrated oven, gas hob, stainless steel sink and drainer, plumbed for washer, cupboard with wall mounted gas central heating boiler, double glazed door to rear

Shower Room

Wet room style shower, wall hung wash hand basin, low level WC, chrome towel radiator, double glazed window, recess spot lighting

Bedroom 1

12'1" x 10'4" max

Double glazed window, radiator, fitted wardrobes

Bedroom 2

8'7" x 9'1" max

Double glazed window, radiator, fitted wardrobes

Garage

Single garage with roller shutter

Externally

Externally the property has a front lawned garden and driveway off street parking leading to garage whilst to the rear is a lawned garden with an array of trees and bushes, patio area and side gate.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

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

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.

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