



MICHAEL HODGSON

estate agents & chartered surveyors

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NESHAM TERRACE, SUNDERLAND

£89,950

This 3 bedroom house is available with NO ONWARD CHAIN. The property is situated on Nesham Terrace close to local schools, shops and amenities as well as being within just a few minutes of the Sunderland City Centre and convenient for commuting around the city. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen, WC, Reception Room or Ground Floor 4th Bedroom, Study or ground floor 5th Bedroom if needed and to the First Floor, 3 Bedrooms and Bathroom. Externally the property has a front paved forecourt and paved rear yard. Viewing of this property is recommended

House
Living Room & Kitchen
Versatile Living Space
No Chain Involved

3 Bedrooms
Bathroom & Wc
Tax Band A | Freehold
EPC Rating: D



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Entrance Hall

Storage cupboard, stairs to first floor, radiator

Living Room

11'5" max x 15'10"

Double glazed window, radiator, feature fire place with electric fire

Kitchen

11'4" x 10'9"

Floor and wall units, sink and drainer, space for cooker, double glazed window, door to rear, radiator, plumbed for washer

Study / Bedroom

6'11" x 10'6"

Storage cupboard, radiator, double glazed window, a versatile room

Reception Room / Bedroom

9'8" x 14'1"

Double glazed window, radiator, storage cupboard. A versatile room that was previously used as a ground floor bedroom

Rear Passage

Storage cupboard

WC

Low level WC, wash hand basin, double glazed window

First Floor

landing, storage cupboard with wall mounted gas boiler, loft access and two additional storage cupboards

Bedroom 1

13'0" max x 12'9" max

two double glazed windows, radiator

Bedroom 2

13'0" max x 11'8" max

Double glazed window, radiator, fitted wardrobes

Bedroom 3

10'4" x 10'10"

Double glazed window, radiator

Bathroom

low level WC, pedestal basin, corner bath with shower, wet room style shower, radiator, two double glazed windows

External

Externally there is a front paved forecourt and rear paved yard

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

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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