



MICHAEL HODGSON

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estate agents & chartered surveyors



LEECHMERE ROAD, SUNDERLAND

£220,000

Having undergone a scheme of modernisation and improvements this immaculately presented 3 bed semi detached house is situated on Leechmere Road and must be viewed to be fully appreciated. The property boasts excellent access to local shops, schools and amenities as well as access Sunderland City Centre. The stylish property benefits from a new kitchen, new bathroom, new floor coverings, contemporary décor plus 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 a Bathroom. Externally there is a front garden and a driveway leading to the house and garage and to the rear there is a lawned garden that enjoys an open aspect. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to appreciate the home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Superb Property

No Chain Involved

Garage & Gardens

EPC Rating: TBC



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Entrance Hall

Radiator, stairs to the first floor.

Living Room

15'0" x 11'5"

The living room has a large double glazed window to the front elevation, radiator, feature media wall

Kitchen / Dining Room

26'2" max x 10'3" max

The kitchen has a range of floor and wall units, granite worktops, stainless steel sink and mixer tap, electric hob with extractor over, electric oven, wall mounted gas central heating boiler, 2 radiators, recessed spot lighting, double glazed window, double glazed french doors to the rear garden.

First Floor

Landing, double glazed window, storage cupboard

Bedroom 1

15'5" max x 11'11" max

Front facing, radiator, double glazed window

Bedroom 2

12'0" max x 10'4" max

Rear facing, radiator, double glazed window

Bedroom 3

7'0" max x 8'9" max

Front facing, radiator, loft access, double glazed window

Bathroom

New modern suite comprising of a low level WC, pedestal basin, rainfall style shower, mixer tap, bath with shower head over and an additional attachment, 2 double glazed windows, chrome towel radiator

Externally

Externally there is a front garden and a driveway leading to the house

and garage and to the rear there is a lawned garden that enjoys an open aspect.

Garage

Single garage

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 29.05.1957. 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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