



MICHAEL HODGSON

estate agents & chartered surveyors

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CANONSFIELD CLOSE, SUNDERLAND

£65,000

A rare to the market 1 bed semi detached house that is offered For Sale with NO ONWARD CHAIN INVOLVED. The property is ideally located on the cul-de-sac of Canonsfield Close offering convenient access to the A19, Doxford International Business Park, Morrisons Superstore and local shops and amenities. Internally the accommodation briefly comprises of: Living / Dining Room, Kitchen and to the First Floor, Landing, 1 Bedroom and a Bathroom. Externally there is a front lawned garden, driveway for off street parking and to the rear is garden with a paved patio area and raised lawn. Viewing is highly recommended.

Mid Link House

Living / Dining Room

Bathroom

Viewing Advised

1 Bedroom

Kitchen

No Chain Involved

EPC Rating: C



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Living Room/Dining Room

15'8" max x 16'0" max

The living / dining room room has a double radiator, stairs to the first floor, double glazed patio door to the rear garden and a double glazed window to the front elevation.

Kitchen

5'4" x 8'9"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heated boiler, double glazed door to the rear garden, radiator.

First Floor

Landing, double glazed window, storage cupboard.

Bedroom

12'7" x 10'9"

Rear facing, double glazed window, radiator, loft access, recessed wardrobe.

Bathroom

White suite comprising of a low level WC, bath with mixer tap, pedestal basin with mixer tap, radiator, double glazed window.

Externally

Externally there is a front lawned garden, driveway for off street parking and to the rear is garden with a paved patio area and raised lawn.

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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