



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

FULWELL ROAD, SUNDERLAND £229,950

This neatly presented 2 Bedroom terraced house is situated on Fulwell Road in Fulwell. Located close to local schools, shops including Sea Road shops, amenities, Seaburn Metro Station as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor 2 Bedroom and Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Viewing of this property is highly recommended.

Terraced House
Living Room
Popular Location
Must Be Viewed

2 Bedrooms
Dining Room
Rear Yard
EPC Rating: D



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

FULWELL ROAD, SUNDERLAND
£229,950

Entrance Vestibule

Inner Hall
The inner hall has a radiator, stairs to the first floor, cupboard under the stairs.

Living Room
13'4" max x 16'3" to bay
Front facing living room having a double glazed box bay window, radiator, feature fire place, coving to ceiling.

Dining Room
14'4" x 9'5"
Rear facing, double glazed window, 2 storage cupboards having a wall mounted gas central heating boiler, feature fire place.

Kitchen
24'4" max x 8'2" max
The kitchen has a range of floor and wall units, integrated washing machine, fridge, freezer, 2 ovens, microwave, 5 ring gas hob with extractor over, sink and drainer with mixer tap, radiator, recessed spot lighting, 3 double glazed windows, door to the rear.

First Floor
Landing with double glazed window, radiator, stairs to the loft room.

Bedroom 1
11'1" max x 14'7" max
Rear facing double glazed window, radiator.

Bedroom 2
9'6" max x 16'2" to bay
Front facing, box bay double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, Wash hand basin on a storage unit, free standing roll top bath, shower double glazed window, radiator, coving to ceiling.

Loft Room
15'8" max x 15'3" max
T fall roof in part, 2 velux style windows, storage under eaves.

Externally
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band B.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

