



MICHAEL HODGSON

estate agents & chartered surveyors

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GILLSIDE GROVE, SUNDERLAND

£370,000

We offer to the market this neatly presented 4 bedroom Terrace House located on Gillside Grove in Roker. Located close to local schools, shops, amenities and within close proximity to Roker Park and seafront. The property itself briefly comprises of Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen/ Breakfast Room and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front forecourt whilst to the rear there is a rear yard accessed via a roller shutter for off street parking and garden shed. Viewing of this property is highly recommended.

Terraced House	4 Bedrooms
Living Room	Dining Room
Kitchen/ Breakfast Room	Rear Yard
Highly Recommended	EPC Rating



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Entrance Vestibule

Inner Hall
The Entrance Hall has stairs to the first floor, radiator.

Living Room
14'9" max x 16'9" to bay
Front facing living room having a double glazed window, feature fire place with gas fire, radiator, coving to ceiling.

Dining Room
13'10" x 13'5"
Double glazed french doors to the rear, feature fire place with open fire, radiator, coving to ceiling.

Kitchen/Breakfast Room
9'6" max x 24'9" max
The kitchen has a range of floor and wall units, integrated fridge/freezer, dishwasher, oven, plumbed for washer, sink with kettle tap, central island with storage, 2 double glazed windows, 2 radiators, storage cupboard, door to the rear.

First Floor
Landing, 2 radiators, loft access.

Bedroom 1
16'8" to bay x 12'11" max
Front facing, double glazed bay window, fitted wardrobes, feature fire place radiator.

Bedroom 2
14'1" max x 13'7" max
Rear facing, double glazed window, fitted wardrobes, radiator.

Bedroom 3
10'8" max x 9'11" max
Double glazed window, fitted wardrobe, radiator.

Bedroom 4/Office
5'10" x 10'3"
Front facing, double glazed window, radiator, fitted desk and cupboards.

Bathroom
Suite comprising of a low level WC, wash hand basin on a storage unit, free standing bath with shower attachment, 2 double glazed widows, radiator, recessed spot lighting.

Loft
Velux style windows.

Externally
Externally there is a front forecourt whilst to the rear there is a rear yard accessed via a roller shutter for off street parking and garden shed.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Leasehold. 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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