



MICHAEL HODGSON

estate agents & chartered surveyors





## BEECHWOOD TERRACE, SUNDERLAND £245,000

We welcome to the market this 4 bedroom terraced house located on Beechwood Terrace in Thornhill. The property is located close to local schools, shops and amenities as well as being within close proximity to Sunderland City Centre. The property itself briefly comprises Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen/ Breakfast Room and Utility. To the First Floor there are 4 Bedrooms, Bathroom & En Suite. Externally the property has a front forecourt and a rear yard accessed via roller shutter. Viewing is recommended.

Terraced House

4 Bedrooms

Living Room & Dining Room

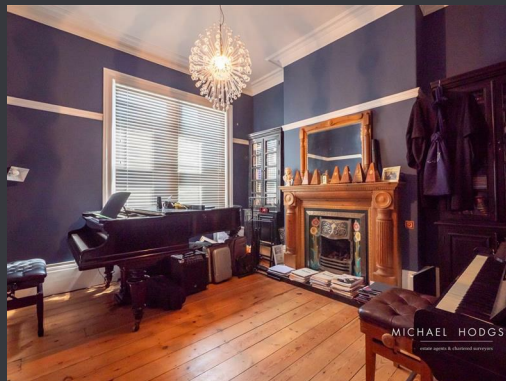
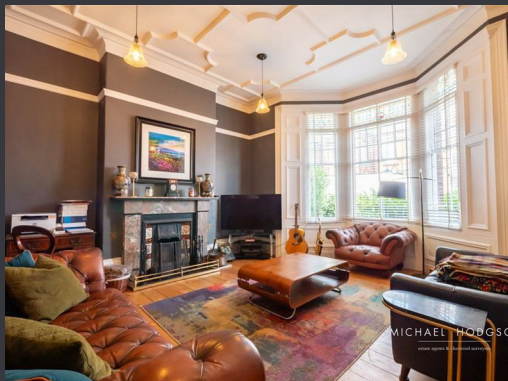
Kitchen & Utility

Bathroom & Wc

Rear Yard

Must be Viewed

EPC Rating



BEECHWOOD TERRACE, SUNDERLAND  
£245,000

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Entrance Vestibule

Inner Hall  
Stairs to the first floor, radiator, cupboard under the stairs.

Living Room  
14'9" max x 17'4" to bay  
Front facing bay window, feature fire place with open fire, radiator.

Dining Room  
13'11" x 13'3"  
Rear facing, radiator, feature fire place.

Kitchen/Breakfast Room  
20'8" max x 9'11" max  
The kitchen has a range of floor units, apace for double oven, space for fridge/freezer, sink, storage cupboard, 2 radiators.

Utility  
10'7" max x 7'10"  
The utility has a range of floor and wall units, stainless steel sink and drainer, plumbed for washer, recessed spot lighting. double glazed window, radiator, door to the rear.

First Floor  
Landing, storage cupboard, loft access.

Bathroom  
Suite comprising of a low level WC, pedestal basin, free standing roll top bath, radiator, shower, recessed spot lighting.

WC  
Low level WC, wall hung wash hand basin.

Bedroom 1  
16'9" to bay x 12'11" max  
Front facing bay window with radiator in bay.

Bedroom 2  
13'9" x 13'1"  
Rear facing, radiator.

Bedroom 3  
10'5" max x 9'11" max  
Rear facing, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 4  
7'1" x 10'1"  
Front facing, radiator.

Externally  
Externally the property has a front forecourt and and rear yard accessed via roller shutter.

COUNCIL TAX  
The Council Tax Band is Band C.

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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