



MICHAEL HODGSON

estate agents & chartered surveyors

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GILLSIDE GROVE, SUNDERLAND

£240,000

An opportunity to purchase this 3 bedroom terraced house in the popular area of Roker. Located on Gillside Grove being close to local schools, shops and amenities as well as Roker Park and Roker Beach. The property itself briefly comprises of Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility. To the First Floor there are 3 bedrooms, Bathroom & Wc. Externally the property has a front forecourt, rear yard with lawn and single garage. Viewing of this property is recommended.

Terraced House
Living Room
Kitchen & Utility
Popular Area

3 Bedrooms
Dining Room
Bathroom & Wc
EPC D



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Entrance Porch

Inner Hall
Stairs to the first floor, radiator.

Living Room
16'11" to bay x 14'9"
Front facing living room having a double glazed bay window, feature fire place with log burner, radiator.

Dining Room
14'1" x 13'9"
Double glazed sliding doors to the rear, feature fire place, radiator.

Kitchen
11'9" x 10'3"
The kitchen has a range of floor and wall units, stainless steel sink and drainer, radiator, double glazed window, storage cupboard under the stairs.

Utility
7'5" x 9'2"
Double glazed window, wall mounted gas central heating boiler, plumbed for washer, door to the garage.

First Floor
Landing, storage cupboard.

Bathroom
Suite comprising of low level WC, pedestal basin, bath with extractor over, double glazed window, towel radiator, loft access.

WC
Low level WC.

Bedroom 1
16'9" to bay x 13'6" max
Front facing, double glazed bay window, radiator.

Bedroom 2
14'0" max x 13'5" max
Rear facing, double glazed window, radiator.

Bedroom 3
6'5" x 10'6"
Double glazed window, radiator.

Externally
Externally there is a front forecourt and a rear yard with lawn.

Garage
Single garage

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

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

M I C H A E L H O D G S O N

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