



MICHAEL HODGSON

estate agents & chartered surveyors

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## THE RETREAT, SUNDERLAND

£164,950

This recently refurbished 3 bedroom terraced house is available with no onward chain. Situated on The Retreat in Millfield being close to local schools, shops and amenities as well as Sunderland City Centre and Sunderland Royal Hospital. The property itself briefly comprises of Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front forecourt and a rear rad with gate to the rear. This property must be viewed.

Terraced House  
Living Room  
Recently Refurbished  
Must be Viewed

3 Bedrooms  
Rear Yard  
No Onward Chain  
EPC Rating: E



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## £164,950

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### Entrance Vestibule

#### Inner Hall

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

#### Living Room

13'10" max x 14'10" to bay

The living room has a front facing double glazed bay window, radiator.

#### Dining Room

11'9" max x 13'2" max

The dining room has a rear facing double glazed window and radiator.

#### Kitchen

10'5" max x 7'0" max

The kitchen has a range of floor and wall units, space for cooker, sink and drainer with mixer tap, space for washing machine, cupboard with wall mounted gas central heating boiler, double glazed window to the rear.

#### Externally

Externally the property has a front forecourt and to the rear a yard with gate.

#### First Floor

Landing with double glazed window, loft access.

#### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with a shower over, recessed spot lighting, double glazed window.

#### Bedroom 1

13'1" max x 11'8" max

Rear facing, double glazed window, radiator.

#### Bedroom 2

12'2" max x 11'8" max

Front facing, double glazed window, radiator.

#### Bedroom 3

5'10" x 8'10"

Front facing, double glazed window, radiator.

#### 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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