



MICHAEL HODGSON

estate agents & chartered surveyors

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DURHAM ROAD, SUNDERLAND

£150,000

This superb 3 bed semi detached house must be viewed to be fully appreciated being situated on Durham Road and likely to appeal to a variety of purchasers and offers an excellent commuting location for easy access to the City Centre, A19 as well as shops and amenities. The property internally briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room, Side Passage and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway to the front and side whilst to the rear is a garden having a generous paved patio area and lawn in addition to a brick store. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Viewing Advised

Front & Side Driveway &
Rear Garden

EPC Rating: C



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Entrance Vestibule

Laminate floor, alarm control panel, stairs to the first floor.

Living Room

15'6" x 14'1"

The living room has a laminate floor, radiator, brick fireplace with multi fuel stove, double glazed window.

Kitchen / Dining Room

15'5" x 9'1"

The kitchen has a range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, electric oven, integrated dishwasher, microwave, electric hob with extractor over, recessed spot lighting, 2 double glazed windows.

Side Passage

Laminate floor, door to the side, plumbed for washer.

First Floor

Landing, loft access, double glazed window, radiator, storage cupboard.

Bedroom 1

11'0" x 9'11"

Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 2

12'7" max x 9'6" max

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3

9'9" x 9'3"

Rear facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, double glazed window, pedestal basin, corner bath with shower over, chrome towel radiator.

Externally

Externally there is a front block paved driveway to the front and side whilst to the rear is a garden having a generous paved patio area and lawn in addition to a brick store.

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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