



MICHAEL HODGSON

estate agents & chartered surveyors

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## EASTBOURNE SQUARE, SUNDERLAND

£79,950

IN NEED OF MODERNISATION - NO CHAIN INVOLVED - This 3 bed semi detached house is in need of a full scheme of modernisation and improvements should be viewed to appreciate the works required. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front lawned garden and yard to the rear. Eastbourne Square in Carley Hill is a popular and convenient location boasting easy access to both the A1231 and A19 in addition to local shops, schools and amenities. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen

In Need Of Modernisation

No Chain Involved

EPC Rating: C



EASTBOURNE SQUARE, SUNDERLAND  
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Entrance Hall  
Stairs to first floor

Living Room  
11'11" x 13'7"  
Front facing, double glazed window, radiator, feature fireplace

Dining Room  
10'9" x 10'7"  
double glazed door to the rear, radiator

Kitchen  
8'6" x 9'1"  
Floor and wall units, double glazed window to the rear, space for cooker, space for washing machine, wall mounted gas central heating boiler, radiator, stainless steel sink and drainer

First Floor  
Landing

WC  
Low level wc, double glazed window

Bathroom  
Double glazed window, radiator, pedestal wash hand basin, bath with shower over

Bedroom One  
14'7" x 9'6"  
Front facing, double glazed window, double radiator

Bedroom Two  
11'9" x 9'8"  
Rear facing, double glazed window, double radiator

Bedroom Three  
10'10" x 10'10"  
Front facing double glazed window, radiator

External  
Externally there is a front lawned garden and yard to the rear

COUNCIL TAX  
The Council Tax Band is Band

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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