



MICHAEL HODGSON

estate agents & chartered surveyors

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POWIS ROAD, SUNDERLAND £127,500

This 3 bed semi detached house is situated on Powis Road in Plains Farm that must be viewed to be fully appreciated being located in a popular and convenient location providing easy access to shops, schools and amenities as well as good transport links via Durham Road. The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room, WC and to first floor, 3 Bedrooms and a Bathroom. Externally there is a front and side lawned garden and to the rear a lawned garden and decking area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate this superb property

Semi Detached House
Living Room
No Chain Involved
EPC Rating: D

3 Bedrooms
Kitchen /Dining Room
Viewing Advised

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Entrance Vestibule

Double radiator, stairs to the first floor.

Living Room

14'5" max x 13'9" max

The living room has a double glazed window to the front elevation, double radiator, laminate floor, feature fire with electric fire, storage cupboard.

Kitchen/Breakfast Area

The kitchen has a range of floor and wall units, tiled splashback, space for a freestanding american style fridge freezer, integrated dishwasher, radiator, electric oven, cupboard with wall mounted gas central heating boiler, electric hob with extractor over, 2 double glazed windows, walk in storage cupboard.

Rear Passage

Door to the side garden.

WC

Low level WC, radiator, double glazed window.

First Floor

Landing, loft access, double glazed windows, double radiator.

Bedroom 1

14'5" max x 7'11" max

Front facing, double glazed window, radiator.

Bedroom 2

10'1" max x 11'8" max

Rear facing, double glazed window, radiator.

Bedroom 3

11'5" max x 8'9" max

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestel basin, bath with mixer tap and shower attachment, double glazed window, radiator.

Externally

Externally there is a front and side lawned garden and to the rear a lawned garden and decking area.

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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