



MICHAEL HODGSON

estate agents & chartered surveyors

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# THE VILLAS, SUNDERLAND £139,950

This 2 bedroom semi detached house is situated on the cut-de-sac of The Villas in Castletown which is close to local school, shops and amenities as well as excellent transport links to the A19, A1231 and Sunderland City Centre. Internally the accommodation briefly comprises of Entrance Hall, Living Room/ Dining Room, Conservatory, Kitchen and to the First Floor 2 Bedrooms & Bathroom. Externally there is a front garden whilst to the rear is a lawned garden, patio area, decking area, side gate, garden shed and 2 outhouses.. Viewing is highly recommended.



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## £139,950

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### Entrance Hall

Radiator, stairs to the first floor, cupboard under the stairs.

### Kitchen

9'4" x 7'8"

The kitchen has a range of floor and wall units, plumbed for washer, space for a fridge/freezer, stainless steel sink and drainer, integrated oven, gas hob with extractor over, double glazed window.

### Living/Dining Room

11'7" max x 22'4" max

The living/dining room has a front facing double glazed window, 2 radiators, double glazed french doors to the conservatory.

### Conservatory

8'1" max x 9'10" max

The conservatory has a range of double glazed windows, double glazed doors to the rear.

### First Floor

Landing, double glazed window, radiator, loft access.

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, 2 double glazed windows, towel radiator, recessed spot lighting.

### Bedroom

10'2" x 11'1"

Rear facing, double glazed window, radiator.

### Inner Passage

Stairs to the loft, double glazed window, wall mounted gas central heating boiler.

### Bedroom 1

11'10" max x 11'2" max

Front facing, double glazed window, storage cupbaord, radiator.

### Loft

16'7" max x 11'2" max

T fall roof, velux style window, radiator.

### Externally

Externally there is a front gravelled garden, to the rear there is a lawned garden, decking area, patio area, side gate, garden shed and 2 out houses.

### 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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