



MICHAEL HODGSON

estate agents & chartered surveyors

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ROSEMOUNT, SUNDERLAND

£130,000

This neatly presented 2 bed semi detached house will not fail to impress all who view situated on Rosemount in South Hylton which offers a superb location for easy access to A19, South Hylton Metro Station, local shops schools, transport links and amenities, The property briefly comprises of: Entrance Hall opening to the Living Room, Kitchen / Dining Room, Side Passage, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front garden and a side gravelled driveway proving off street parking for a number of cars and to the rear is a garden with patio, decking area and artificial grass lawn in addition to two outside storage cupboards. Viewing of this lovely home is highly recommended to appreciate the space, home and location on offer.

Semi Detached House
Living Room
Lovely Property
Driveway & Gardens

2 Bedrooms
Kitchen / Dining Room
Viewing Advised
EPC Rating: C



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Entrance Hall
Double glazed window, stairs to the first floor, opening to the living room.

Living Room
12'6" x 11'7"
The living room has a double glazed bay window, radiator, serving hatch / opening to the kitchen.

Kitchen / Dining Room
9'7" x 14'9"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, electric oven, gas hob with extractor over, laminate floor, radiator, storage cupboard with wall mounted gas central heating boiler and plumbed for washing machine.

Rear Passage
Radiator, laminate floor, door to the garden.

WC
Laminate floor, part tiled walls, low level wc.

First Floor
Landing.

Bedroom 1
11'7" max x 16'4" max
Front facing, radiator.

Bedroom 2
11'9" x 10'9"
Rear facing, radiator.

Bathroom
Modern white suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, tiled floor, part tiled walls, bath with mixer tap and shower over with tiled splashback, towel radiator.

Externally
Externally there is a front garden and a side gravelled driveway proving off street parking for a number of cars and to the rear is a garden with patio, decking area and artificial grass lawn in addition to two outside storage cupboards.

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

