



MICHAEL HODGSON

estate agents & chartered surveyors

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RAVENNA ROAD, SUNDERLAND

Offers Over £105,000

This well presented 2 bed semi detached house must be viewed to be fully appreciated and is likely to appeal to a wide variety of purchasers and is ideally situated to provide easy access to local shop, schools and amenities as transport links to both the City Centre and the A19 via the A1231. The property has been recently modernised and improved by way of a new kitchen, new bathroom, new floor coverings and contemporary decor. Internally the accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, 2 Bedrooms and a Bathroom. Externally there is a front garden and driveway for off street parking and to the rear is a garden with a paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House

2 Bedrooms

New Kitchen

New Bathroom

Living Room

Driveway Parking

No Chain Involved

EPC Rating: D



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Entrance Vestibule

Radiator, stairs to the first floor.

Living Room

13'3" x 11'4"

The living room has a double glazed bay window to the front elevation, radiator, storage cupboard.

Kitchen

14'8" x 5'4"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, double glazed window, double glazed french door to the garden, electric oven, electric hob, radiator.

First Floor

Landing, loft access.

Bedroom 1

11'6" x 10'4"

First floor, double glazed window, radiator, storage cupboard with wall mounted gas central heating boiler.

Bedroom 2

8'1" x 8'9"

Rear facing, double glazed window, radiator.

Bathroom

New white suite comprising of a pedestal basin with mixer tap, low level WC, bath with mixer tap and shower over, radiator, part tiled walls, tiled floor, radiator.

Externally

Externally there is a front garden and driveway for off street parking and to the rear is a garden with a paved patio area.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

M I C H A E L H O D G S O N

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