



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MEADOWSIDE, SUNDERLAND

£195,000

This 3 bed semi detached house is located on Meadowside just off Durham Road in close proximity to Barnes Park, road links to the A19, local schools including St Mary's RC Primary School & Richard Avenue Primary School and approximately 1 miles to Sunderland City Centre. The property briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and side driveway whilst to the rear is a mature well stocked lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House
Living Room
Kitchen
Viewing Advised

3 Bedrooms
Dining Room
No Chain Involved
EPC Rating: D



MEADOWSIDE, SUNDERLAND

£195,000

Entrance Hall
Laminate floor, stairs to the first floor, double glazed window, exposed wood flooring, radiator.

Living Room
11'10" x 13'10"
The living room has a double glazed bay window, radiator, exposed wood floor.

Dining Room
12'1" x 11'8"
The dining room has double glazed french doors to the garden, exposed wood flooring, two radiators.

Kitchen
11'11" x 7'6"
The kitchen has a range of floor and wall units, gas hob with extractor over, two double glazed windows, double radiator, stainless steels ink and drainer with mixer tap, wall mounted gas central heating boiler, integrated fridge, freezer, double electric oven.

First Floor
Double glazed window, loft access.

Bedroom 1
12'1" x 12'0"
Front facing, double glazed window, radiator.

Bedroom 2
11'11" x 12'2"
Laminate floor, double glazed window, double radiator, rear facing.

Bedroom 3
8'8" x 7'6"
Double glazed window to the front and side elevation, double radiator, laminate floor.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer

tap, corner shower, double radiator, two double glazed windows, bath with mixer tap.

Externally
Externally there is a front garden and side driveway whilst to the rear is a mature well stocked lawned garden.

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 C.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

