



MICHAEL HODGSON

estate agents & chartered surveyors

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GODFREY ROAD, SUNDERLAND

£95,000

This 2 bed end link house is situated on Godfrey Road in Grindon must be viewed to be appreciated. Grindon offers a popular and convenient location providing easy access to shops, schools and amenities as well as the A19. The property offers neatly presented living accommodation in need of some modernisation and briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended.

End Link House
Living Room
No Chain Involved
Front & Rear Garden

2 Bedrooms
Kitchen / Breakfast Room
Viewing Advised
EPC Rating: TBC



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Entrance Vestibule

Radiator, stairs to first floor

Living Room

12'9" to 13'3" m

The living room has a double glazed bay window, radiator, cupboard under stairs, feature fireplace with gas fire

Kitchen/Breastfast Room

16'2" x 9'0"

The Kitchen has a range of floor and wall units, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbed for washing machine, electric hob, oven, two double glazed windows, radiator, door to the rear garden,

First Floor

Landing, radiator, double glazed window

Bedroom One

10'4" x 11'0"

Front facing, double glazed window, range of fitted wardrobe and dressing table, cupboard with wall mounted gas central heating boiler

Bedroom Two

9'2" x 7'9"

Rear facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, double glazed window, radiator, bath with shower over

External

Externally there is a front and rear garden

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

