



MICHAEL HODGSON

estate agents & chartered surveyors

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WOODHAM DRIVE, SUNDERLAND

£185,000

This 4 bedroom Townhouse is available with NO ONWARD CHAIN. Situated on Woodham Drive in the popular area of Ryhope being close to local school shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule, ground floor Bedroom with En Suite. To the first floor there is a Kitchen and Living Room whilst to the second floor 3 Bedrooms' and Bathroom. Externally there is a front lawned garden whilst to the rear is a lawned garden and side gate. Viewing of this property is highly recommended.

Townhouse - Semi Detached	4 bedrooms
Kitchen & Living Room	Bathroom & En Suite
Rear Garden	No Onward Chain
Must be Viewed	EPC Rating B



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Entrance Vestibule
The entrance vestibule has stairs to the first floor and a radiator.

Bedroom 4 or Reception Room
11'6" max x 16'7" max
Ground floor Front facing bedroom having a front facing double glazed window, radiator and storage cupboard.

En Suite
Suite comprising of a low level WC, pedestal basin, shower, radiator.

First Floor
Landing with double glazed window, storage cupboard.

Living Room
12'11" max x 15'7" max
The living room has a double glazed window, double glazed french doors to a Juliet balcony, radiator and stairs to the second floor.

Kitchen
14'9" max x 10'11" max
The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, space for dishwasher, stainless steel sink and drainer, radiator, double glazed window, double glazed french doors to the rear garden.

Utility/Storage Cupboard
Radiator, plumbed for washer.

Second Floor
Landing

Bedroom 1
14'10" max x 10'7" max
Front facing bedroom having two double glazed windows, radiator, storage cupboard and access to the bathroom.

Bedroom 2
8'6" x 9'6"
Rear facing, double glazed window, radiator, door to the bathroom.

Bedroom 3
9'2" x 6'2"
Rear facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over.

Externally
Externally there is a front lawned garden whilst to the rear is a lawned garden and side gate.

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

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