MICHAEL HODGSON

estate agents & chartered surveyors

BRIERFIELD GROVE, SUNDERLAND
£190,000

This 3 bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Brierfield Grove in High Barnes the property is close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property is in need of some modernisation and briefly comprises of Entrance Hall, Living Room/ Dining Room, kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the garage. to the rear there is a lawned garden with boarders and patio area. Viewing of this property is highly recommended.

Semi Detached House	3 Bedrooms
Living Room/ Dining Room	Rear Garden
Garage	No Onward Chain
Viewing Recommended	EPC Rating: C

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Entrance Hall
Stairs to the first floor, cupboard under the stairs, radiator.

Living Room/Dining Room
11'2" max x 21'5" max
The living/dining room has a front facing and rear facing double glazed window, two radiators.

Kitchen
8'5" max x 7'4" max
The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, electric hob, integrated fridge freezer, double glazed window, door to the garage.

First Floor
Landing with double glazed window.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over. loft access, double glazed window, towel radiator.

Bedroom 1
11'10" to bay x 8'2" max
Front facing, double glazed windows, radiator, range of fitted wardrobes.

Bedroom 2
9'7" x 8'2"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3
7'1" x 6'4"
Front facing, double glazed window, radiator, built in cabin bed.

Garage
Accessed via an up and over door, door to the rear, plumbed for washing machine, wall mounted gas central heating boiler.

Externally
Externally the property has a front lawned garden and driveway leading to the garage. to the rear there is a lawned garden with boarders and patio area.

COUNCIL TAX
The Council Tax Band is Band B.

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

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