



MICHAEL HODGSON

estate agents & chartered surveyors



GAYHURST CRESCENT, SUNDERLAND

£130,000

This 3 bedroom semi detached property is situated in the popular area of Mill Hill on Gayhurst Crescent close to Doxford Park Shopping Centre, Doxford International Business Park as well as transport links to Sunderland City Centre and Road links to the A19. The property is in need of some modernisation and offers huge potential. The property briefly comprises of Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms, Bathroom & Separate WC. Externally there is a front garden and driveway leading to the garage and to the rear is a garden with paved patio and lawn. There is NO CHAIN INVOLVED with the sale.. Viewing advised to appreciate the home and potential on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen

No Chain Involved

Garage & Gardens

EPC Rating: B



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Entrance Porch
leading to:

Inner Hall
Stairs to the first floor, storage cupboard.

Living Room
14'4" x 11'6"
The Living Room has a double glazed window to the front elevation, radiator, feature fire with gas fire, opening to the dining area

Dining Area
8'4" x 8'9"
Radiator, double glazed French doors to the garden.

Kitchen
11'2" x 8'9"
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, oven, electric hob, radiator, door to the garden.

First Floor
Landing, double glazed window.

WC
Low level WC, double glazed window.

Bathroom
Bath, wall hung wash hand basin, double glazed window.

Bedroom 1
11'8" max x 14'9" max
Front facing, double glazed window, radiator.

Bedroom 2
8'8" x 11'4"
Rear facing, double glazed window, radiator.

Bedroom 3
9'9" max x 7'10" max
Front facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Externally
Externally there is a front garden and driveway leading to the garage and to the rear is a garden with paved patio and lawn.

Garage
Accessed via and up and over garage door.

Solar Panels
Please note that there are solar panels to the roof space that are held under a separate lease / ownership, further details upon request.

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 B.

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

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