



MICHAEL HODGSON  
estate agents & chartered surveyors  
for sale  
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## BRIERFIELD GROVE, SUNDERLAND

£165,000

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 borders 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

# M I C H A E L   H O D G S O N

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