



MICHAEL HODGSON

estate agents & chartered surveyors



FLODDEN ROAD, SUNDERLAND
£164,950

A neatly presented 3 bedroom semi detached property on Flodden Road in Ford Estate. The property is located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property briefly comprises of Entrance Vestibule, Living Room, Kitchen/ Dining Room, Wc and to the First Floor 3 bedrooms and bathroom. Externally there is a front lawned garden and driveway for off street parking to the rear there is a lawned garden and patio area, garden shed and side gate. Viewing of this property is highly recommended.

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|----------------------|--------------|
| Semi Detached | Living Room |
| Kitchen/ Dining Room | 3 Bedrooms |
| Bathroom | Garden |
| Off Street Parking | EPC Rating B |



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Entrance Hall

The entrance hall has stairs to the first floor and radiator.

Kitchen/Dining Room

16'4" max x 10'4" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, plumbed for washer, space for a fridge freezer, stainless steel sink and drainer, wall mounted gas central heating boiler, two double glazed windows, cupboard under the stairs.

WC

Suite comprising of a low level WC, wall hung wash hand basin, radiator.

Living Room

10'9" x 13'7"

The living room has a rear facing double glazed window, double glazed French doors to the rear garden, radiator.

First Floor

Landing with loft access and radiator.

Bedroom 1

8'2" max x 13'8" max

Front facing, bedroom having two double glazed windows, radiator, fitted wardrobes with mirror fronted sliding doors.

Bedroom 2

7'2" max x 12'11" max

Rear facing, double glazed window, radiator.

Bedroom 3

9'1" x 6'2"

Rear facing, double glazed window.

Bathroom

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

Externally

Externally the property has a front lawned garden and driveway for off street parking, to the rear is a lawned garden and patio area, garden shed and side gate.

COUNCIL TAX

The Council Tax Band is Band B.

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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