



MICHAEL HODGSON

estate agents & chartered surveyors

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TADCASTER ROAD, SUNDERLAND £105,000

This 3 bed end terraced house is situated on Tadcaster Road in Thorney Close offering a superb commuting location providing easy access to Durham Road, the A19 in addition to local shops, schools and amenities. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Rear Porch and to the First Floor 3 Bedrooms, WC and a Bathroom. Externally there is a front and rear garden. The property has recently been fitted with a new kitchen, new bathroom and new floor coverings. Viewing is advised and there is **NO ONWARD CHAIN INVOLVED WITH THE SALE.**

End Terraced House
Living Room
New Bathroom
No Chain Involved

3 Bedrooms
Kitchen / Dining Room
New Kitchen
EPC Rating: D

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Entrance Hall

Stairs to the first floor, storage cupboard.

Living Room

13'6" x 11'2"

The living room has a double glazed window, radiator.

Kitchen/Dining Room

9'11" x 16'10"

The Kitchen/ Dining Room spans the full length of the house having a double glazed window to the front and rear elevation, radiator, recessed spot lighting. The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over.

Rear Porch

access to the garden

First Floor

Landing, double glazed window, storage cupboard.

Bedroom 1

10'10" x 11'5"

Double glazed window, radiator.

Bedroom 2

6'0" x 11'0"

Double glazed window, radiator.

Bedroom 3

5'10" x 10'8"

Double glazed window, radiator.

Bathroom

White suite comprising of a bath with electric showers over with mixer tap, pedestal basin with mixer tap, double glazed window, chrome towel radiator.

WC

Low level WC, double glazed window.

Externally

Externally there is a front and rear garden.

COUNCIL TAX

The Council Tax Band is Band A.

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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