



MICHAEL HODGSON

estate agents & chartered surveyors

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GILBERT ROAD, SUNDERLAND £115,000

This 3 bed semi detached house is situated on Gilbert Road in Grindon and is offered for sale with NO ONWARD CHAIN INVOLVED. Grindon offers a much sought after location offering convenient access to the A19, shops, schools and amenities as well as excellent transport links. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front and rear garden in addition to an outside store. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

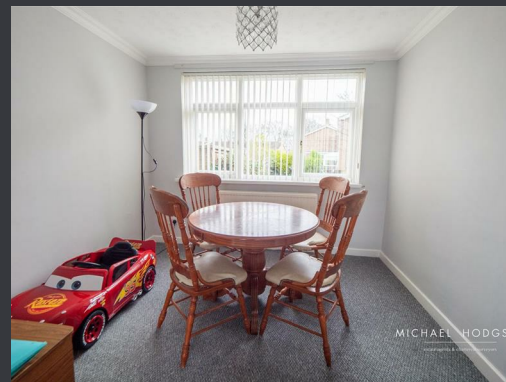
Dining Room

Kitchen

Front & Rear Garden

No Chain Involved

EPC Rating: D



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Entrance Hall

Radiator, stairs to the first floor.

Living Room

13'9" x 11'10"

The living room has a double glazed window to the front elevation, radiator, opening to the dining area.

Dining Room

9'11" x 8'7"

Double glazed window to the rear elevation, radiator.

Kitchen

7'10" x 9'3"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, plumbed for washer, space for a freestanding fridge freezer, and a freestanding cooker, laminate floor, double glazed door to the rear garden.

First Floor

Landing.

WC

Low level WC, double glazed window.

Bathroom

Pedestal basin, double glazed window, bath with electric shower over.

Bedroom 1

10'3" x 12'11"

Front facing, double glazed window, radiator.

Bedroom 2

10'2" x 10'2"

Rear facing, double glazed window, radiator.

Bedroom 3

9'8" x 11'0"

Front facing, double glazed window, radiator,

Externally

Externally there is a front and rear garden in addition to an outside store.

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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