# MICHAEL HODGSON

estate agents & chartered surveyors

# TUNSTALL VALE, SUNDERLAND
## £179,950

This 3 bed terraced house is situated on Tunstall Vale in a popular and convenient location within close proximity to Sunderland City Centre, local shops, schools and amenities as well as local transport links. The property briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Inner Hall, Kitchen / Breakfasting Room, Downstairs WC with space for a washer and tumble dryer and to the first floor 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter to provide off street parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the property and location on offer.

- Terraced House
- 2 Reception Room
- Kitchen / Dining Room
- No Chain Involved
- 3 Bedrooms
- Upstairs Bathroom
- Off Street Parking
- EPC Rating: D

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Entrance Vestibule
Radiator, leading to the living room

Living Room
18'0" to bay x 14'8" max
The living room has a double glazed bay window to the front elevation, radiator.

Inner Hall
Radiator, stairs to the first floor.

Bedroom / Dining Room
10'6" x 14'10"
A versatile room currently used as a ground floor bedroom but was previously a dining room, rear facing, double glazed window, radiator.

WC
Low level WC, double glazed window, wash hand basin with mixer tap sat on a vanity unit, plumbed for washer and dryer.

Kitchen / Dining Room
13'0" x 11'0"
The kitchen has a range of floor and wall units, tiled splash back, electric oven, 5 ring gas hob with extractor over, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, radiator, double glazed French doors to the rear yard.

First Floor
Landing, double glazed window.

Bedroom 1
16'11" x 12'11"
Front facing, double glazed window, radiator.

Bedroom 2
11'1" x 9'9"
Rear facing, double glazed window, radiator.

Bedroom 3
13'7" max x 12'3" max
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with mixer tap and shower over, tiled floor, extractor.

Externally
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter to provide off street parking.

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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