



MICHAEL HODGSON

estate agents & chartered surveyors

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LYNTHORPE, SUNDERLAND £125,000

We offer to the market this 2 bedroom semi detached house situated on Lynthorpe in the popular area of Ryhope. Located close to local schools, shops and amenities as well as road links to the A19 and Sunderland City Centre. The property is in need of some modernisation and is available with NO ONWARD CHAIN. Briefly comprising of Entrance Hall, Living Room, Kitchen/ Dining Room and to the First Floor 2 Bedrooms and Bathroom. Externally the property is set on a corner plot having a front gravelled garden and driveway for off street parking. To the rear there is a lawned garden and outhouse for storage and side gate. Viewing is recommended

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|-------------------------------|----------------------|
| Semi Detached House | 2 Bedrooms |
| Living Room | Kitchen/ Dining Room |
| In need of some modernisation | No Onward Chain |
| Must be Viewed | EPC Rating: TBC |



LYNTHORPE, SUNDERLAND

£125,000

Entrance Hall
Stairs to the first floor, double glazed window, cupboard under the stairs.

Living Room
11'9" max x 12'5" max
Front facing, double glazed window, feature fire place with electric panel fire, radiator.

Kitchen/Dining Room
9'11" max x 18'3" max
The kitchen has a range of floor and wall units, cupboard with wall mounted has central heating boiler, space for cooker, steel stainless sink and drainer with mixer, radiator, two double glazed windows, door to the rear, space for a fridge freezer, plumber for a washing machine.

First Floor
Landing, double glazed window, loft access.

Bedroom 1
12'4" max x 11'3" max
Front facing, double glazed window, radiator, fitted wardrobes, storage cupboard with double glazed window.

Bedroom 2
11'5" x 9'9"
Double glazed window, radiator, fitted wardrobe.

Shower Room
Suite comprising of a low level WC, wash hand basin on a storage unit, walk in style shower, double glazed window, radiator.

Externally
Externally the property is set on a corner plot having a front gravelled garden and driveway for off street parking. To the rear there is a lawned garden and outhouse for storage and side gate.

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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