



MICHAEL HODGSON

estate agents & chartered surveyors

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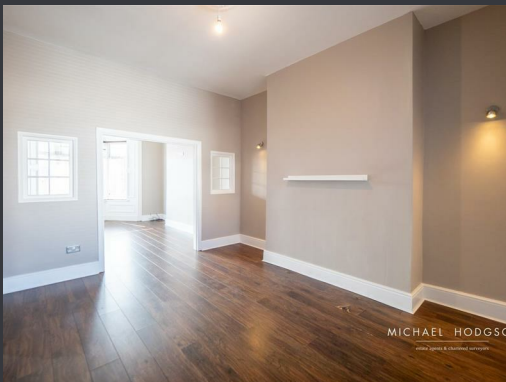
OAKLANDS TERRACE, SUNDERLAND

£149,950

This superb 3 bedroomed mid terraced house offers spacious living accommodation that must be viewed to be fully appreciated. Situated on Oaklands Terrace the property commands a much sought after location boasting easy access to Sunderland City Centre, Chester Road and its many shops in addition to regional transport links. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen. To the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to appreciate the space, home and location on offer.

Terraced House
Living Room
Kitchen
No Chain Involved

3 Bedrooms
Dining Room
New Bathroom
EPC Rating: D



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Entrance Hall
Radiator, laminate floor, stairs to the first floor.

Living Room
13'5" x 16'7" to bay
The living room has a double glazed bay window, radiator, laminate floor, coving to ceiling, high level aerial and power socket.

Dining Room
14'9" x 12'1"
The dining room has a double glazed window to the rear elevation, laminate floor, radiator,

Kitchen
6'5" x 15'3"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap, double glazed window, radiator, door to the rear yard, plumbed for washer.

First Floor
Landing, radiator, loft access.

Bathroom
White suite comprising of a low level wC, pedestal basin with mixer tap, bath with mixer tap, double glazed window.

Bedroom 1
12'2" max x 14'2" max
Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2
13'5" max x 10'11" max
Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 3
9'9" x 7'5"
Front facing, double glazed window, radiator.

Externally
Externally there is a front forecourt and a rear yard accessed via an up and over garage door.

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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