



MICHAEL HODGSON

estate agents & chartered surveyors



SPRINGWELL ROAD, SUNDERLAND

£145,000

This 3 bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Springwell Road in Springwell close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property briefly comprises of Entrance Hall, Living Room, Dining Room/ Kitchen and to the first floor 3 Bedrooms and Bathroom. Externally the property has a front gravelled garden and driveway and to the rear a lawned garden, decking area and side gate. This property must be viewed.

Semi Detached
Living Room
Garden
Must Be Viewed

3 Bedrooms
Kitchen/ Dining Room
No Onward Chain
EPC Rating C



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Entrance Hall

The entrance hall has stairs to the first floor, radiator.

Living Room

14'7" max x 10'0" max

The living room has a double glazed window, feature fire place with an electric fire, radiator, opening to the kitchen/dining room.

Kitchen/Dining Room

21'4" max x 4'7" max

The kitchen has a range of floor and wall units, space for a cooker, stainless steel sink and drainer, wall mounted gas central heating boiler, plumbed for washer, double glazed window, radiator, double glazed French doors to the rear.

Out House

Door to the rear garden.

First Floor

Landing, double glazed window, loft access.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath, two double glazed windows, radiator.

Bedroom 1

13'3" x 9'8"

Rear facing, double glazed window, radiator, storage cupboard.

Bedroom 3

11'0" max x 7'10" max

Double glazed window, radiator, storage cupboard above stairs.

Bedroom 2

10'11" max x 10'2" max

Double glazed window, radiator, storage cupboard.

Externally

Externally there is a front gravelled garden and driveway, to the rear is a lawned garden, decking area 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

estate agents & chartered surveyors

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

0191 5657000

www.michaelhodgson.co.uk

