



MICHAEL HODGSON

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estate agents & chartered surveyors



LEOMINSTER ROAD, SUNDERLAND £219,950

An exciting opportunity to purchase a 3 bedroomed semi detached house situated on the cul-de-sac of Leominster Road which is a popular and convenient location in Tunstall just off Queen Alexandra Road offering access to local shops, schools Sunderland City Centre and amenities. The property itself offers a superb opportunity to a discerning purchaser and must be viewed to be fully appreciated. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms, Separate WC and a Bathroom. Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a garden with paved patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the potential on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen

No Chain Involved

In Need of Some
Modernisation

EPC Rating: D



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Entrance Hall
Radiator, stairs to the first floor, cupboard under the stairs.

Living Room
17'7" to bay x 12'0"
The living room has a double glazed window to the front elevation, radiator in bay, fireplace with electric fire, opening to a dining room.

Dining Room
11'4" x 12'1"
The dining room has double glazed French doors to the rear garden, radiator.

Kitchen
7'8" x 10'6"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, wall mounted gas central heating boiler, space for a freestanding cooker.

First Floor
Landing, double glazed window.

Bedroom 1
14'2" to bay x 12'2"
Front facing, double glazed bay window, radiator in bay.

Bedroom 2
12'2" x 10'10"
Rear facing, double glazed window, radiator.

Bedroom 3
Front facing, double glazed window, radiator.

Bathroom
Bath with electric shower over, pedestal basin, double glazed window, radiator.

WC
Low level WC, double glazed window.

Externally
Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a garden with paved patio area and lawn.

COUNCIL TAX
The Council Tax Band is Band C.

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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