



MICHAEL HODGSON  
estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## FLETCHER CLOSE, SUNDERLAND

£169,950

This 3 bedroom semi detached house is available with NO ONWARD CHAIN. Located on Fletcher Crescent in Ford Estate being close to local schools, shops and amenities as well as road links to to Sunderland City Centre and the A19. The property itself briefly comprises of Entrance Vestibule, Kitchen/ Dining Room, Living Room to the first floor 3 Bedrooms and Bathroom. Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a lawned garden, patio area and decking. Viewing is recommended.

Semi Detached House  
Living Room  
Rear Garden  
Must Be Viewed

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



## FLETCHER CLOSE, SUNDERLAND

£169,950

---

### Entrance Vestibule

Stairs to the first floor.

### Kitchen/Dining Room

10'4" max x 16'2" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, plumbed for washer, cupboard with wall mounted gas central heating boiler, integrated oven, gas hob with extractor over, two double glazed windows, radiator, cupboard under the stairs.

### WC

Low level WC, wash hand basin, radiator.

### Living Room

10'9" x 13'7"

The living room has a double glazed window, double glazed French doors to the rear, radiator

### First Floor

Landing with loft access and radiator.

### Bedroom 1

8'2" x 13'7"

Front facing, two double glazed windows, radiator.

### Bedroom 2

7'2" x 12'8"

Rear facing, double glazed window, radiator.

### Bedroom 3

6'1" x 9'2"

Rear facing, double glazed window, radiator.

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

### Externally

Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a lawned garden,

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

