



MICHAEL HODGSON

MICHAEL HODGSON

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: TBC



LEOMINSTER ROAD, SUNDERLAND

£219,950

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

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

