



MICHAEL HODGSON

estate agents & chartered surveyors



HOLLY COURT, SUNDERLAND £119,950

This 3 bedroom terraced house is available with NO ONWARD CHAIN. The property is located on Holly Court in Millfield being close to local schools shops and amenities as well as Millfield Metro Station. The property itself is in need of some modernisation and briefly comprises of Entrance Hall, WC, Living Room/ Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front lawned garden and to the rear a lawned garden with storage shed and rear gate. There is also a single garage in a separate block. Viewing of this property is recommended.

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|--------------------------|-----------------|
| Mid Terraced House | 3 Bedrooms |
| Living Room/ Dining Room | Bathroom & Wc |
| Rear Garden | No Onward Chain |
| Must Be Viewed | EPC Rating: C |



HOLLY COURT, SUNDERLAND

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Entrance Hall

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

WC

Low level WC, wash hand basin.

Living Room/Dining Room

27'3" max x 11'8" max

The living room has a front facing double glazed window, two radiators, double glazed window to the rear and door to the rear, leading to the kitchen.

Kitchen

7'11" x 7'8"

The kitchen has a range of floor and wall units, double glazed window, stainless steel sink and drainer, plumbed for washer, space for a cooker, space for a fridge freezer.

First Floor

Landing, loft access, radiator, storage cupboard with wall mounted gas central heating boiler.

Bathroom

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

Bedroom One

15'3" max x 11'8" max

Front facing, double glazed window, radiator.

Bedroom Two

11'0" x 11'9"

Rear facing, double glazed window, radiator.

Bedroom Three

7'7" max x 9'4" max

Front facing, double glazed window, radiator, storage cupboard above the stairs.

Externally

Externally there is a front lawned garden, to the rear there is a lawned garden, storage shed, rear gate.

Garage

Single garage in a separate block.

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

AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property as the vendors of the property are related to an employee of the Company.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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