



MICHAEL HODGSON

estate agents & chartered surveyors



NETTLEHAM ROAD, SUNDERLAND

£189,950

Having undergone a scheme of modernisation and improvements this immaculately presented 3 bedroomed mid link house will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property has been improved by way of a new kitchen, new bathroom, new floor coverings, contemporary decor many extras of note in addition to being ideally located for convenient access to Sunderland City Centre, shops, amenities and transport links. The internal accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Breakfast Room, Bathroom and to the First Floor, Landing, 3 Bedrooms. Externally there is a front lawned garden with block paved path leading up to the house whilst to the rear is a lovely garden with patio area, lawn and a useful outside store. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home and location on offer.

Mid Link House

3 Bedrooms

Living Room

Kitchen / Breakfast Room

New Kitchen

New Bathroom

No Chain Involved

EPC Rating: C



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Entrance Porch

The porch has three double glazed windows, laminate floor, leading to the inner hall.

Inner Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

15'6" max x 14'1" max

The living room has a double glazed bay window to the front elevation, radiator, recessed spot lighting, radiator, storage cupboard.

Kitchen / Breakfast Room

13'9" x 9'6"

The kitchen has a new comprehensive range of floor and wall units, tiled splash back, cupboard with wall mounted gas central heating boiler, sink with drainer and mixer tap, electric oven, electric hob with extractor over, laminate floor, radiator, two double glazed windows, recessed spot lighting.

Bathroom

New modern white suite comprising of a low level WC, wash hand basin with mixer tap, sat on a vanity unit, bath with mixer tap and shower over, double glazed window, tiled floor, recessed spot lighting, chrome towel radiator.

First Floor

Landing, loft access.

Bedroom 1

15'8" x 10'11"

Front facing, double glazed window, radiator, storage cupboard, recessed spot lighting.

Bedroom 2

12'7" x 8'3"

Rear facing, double glazed window, radiator.

Bedroom 3

10'4" x 9'3"

Rear facing, double glazed window, radiator.

Externally

Externally there is a front lawned garden with block paved path leading up to the house whilst to the rear is a lovely garden with patio area, lawn and a useful outside store.

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

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