

MICHAEL HODGSON

estate agents & chartered surveyors



# RONALDSAY CLOSE, SUNDERLAND
## £159,500

This neatly presents 2 bed semi detached house occupies a pleasant cul-de-sac position on Ronaldsay Close within this popular and sought after area offering an excellent commuting location with transport links to Sunderland City Centre, the A19 as well as shops, schools and amenities. The property is likely to appeal to a wide variety of purchasers and must be viewed to be appreciated. Internally the property briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and driveway leading to the house and garage whilst to the rear is a garden with a paved patio, lawn and decking area to the rear garden. Viewing highly recommended.

- Semi Detached House
- 2 Bedrooms
- Living Room
- Kitchen / Dining Room
- Garage & Gardens
- Viewing Advised
- Lovely Property
- EPC Rating: C









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Entrance Porch
Double glazed window, leading to the inner hall.

Inner Hall
Radiator, stairs to the first floor.

Living Room
14'11" x 10'9"
The living room has a double glazed window, radiator, media wall with inset shelving / storage and space for a wall mounted TV, storage cupboard.

Kitchen / Dining Room
23'1" x 8'0"
The kitchen/dining room spans the full width of the house having a double glazed window and double glazed French doors to the garden, recessed spot lighting, radiator.

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, sink and drainer with mixer tap, plumbed for washer, cupboard with wall mounted gas central heating boiler.

First Floor
Landing, double glazed window.

Bathroom
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 attachment over, chrome towel radiator, double glazed window, recessed spot lighting, extractor over.

Bedroom 1
14'0" max x 9'8" max
Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 2
8'10" x 11'1"
Rear facing, double glazed window, radiator.

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

Garage
Attached single garage.

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

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