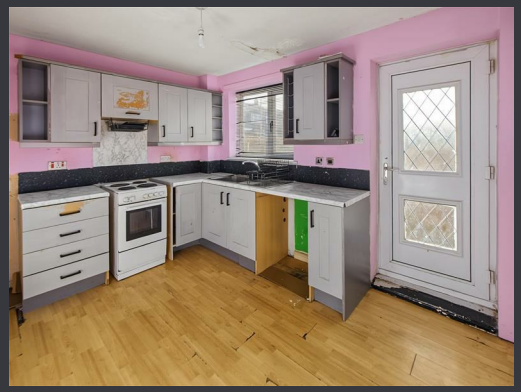
MICHAEL HODGSON

estate agents & chartered surveyors

BRADFORD AVENUE, SUNDERLAND
£80,000

This 2 bed mid link house is in need of some modernisation and improvements and offers huge potential and must be viewed to be fully appreciated situated on Bradford Avenue Avenue in Townend Farm. The property is ideally located to provide convenient access to shops, schools, amenities and excellent transport links via the A19 and A1231. Internally the living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the home and opportunity on offer.

- Mid Link House
- Living Room
- No Chain Involved
- In Need of Some Modernisation
- 2 Bedroooms
- Kitchen / Breakfast Room
- Viewing Advised
- EPC Rating: C



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Entrance Vestibule
Laminate floor, radiator, opening to:

Living Room
13'4" x 12'4"
Double glazed window, double radiator, Stairs to the first floor

Kitchen / Breakfast Room
9'5" x 12'3"
Floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, wall mounted gas boiler, double radiator, door to the rear garden

First Floor
Landing

Bathroom
Pedestal basin with mixer tap, bath, low level WC, radiator, double glazed window

Bedroom 1
11'10" x 9'2"
Front facing, double glazed window, radiator, two storage cupboards

Bedroom 2
6'1" x 10'9"
Rear facing, double glazed window, radiator

External
Externally there is a front and rear garden

TENURE
We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band A

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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RICS