

MICHAEL HODGSON

estate agents & chartered surveyors



HOYLE FOLD, SUNDERLAND
£200,000

This well presented 3 bed semi detached house situated on Hoyle Fold in Thirstley Wood which commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The property benefits from contemporary decor and spacious living accommodation briefly comprises of: Entrance Vestibule,Sitting / Reception Room (formerly the garage) Living Room, Kitchen / Dining Room and to the First Floor there is a Landing, 3 Bedrooms, En Suite and a Family Bathroom. Externally there is a front garden and driveway and to the rear is a garden with multiple decking areas and an inset lawn. Viewing of this lovely home is highly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Bathroom & En Suite
- Lovely Property
- Viewing Advised
- EPC Rating:C









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Entrance Hall
Double glazed window, laminate floor.

Reception Room
12'10" x 7'7"
A versatile room that was previously the garage having a double glazed window to the front elevation, laminate floor, radiator, recessed spot lighting, storage cupboard.

Living Room
11'6" x 14'5"
The living room has a double glazed bay window to the front elevation, laminate floor, radiator.

Kitchen / Dining Room
19'9" max x 12'11" max
The kitchen / dining room spans the full width of the house having a double glazed window and double glazed French doors leading to the rear garden, radiator, laminate floor, stairs to the first floor, recessed spot lighting.

The kitchen has a range of floor and wall units, tiled splashback, sink and mixer tap, integrated washing machine, integrated fridge freezer, electric oven, electric hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated dishwasher.

Bedroom 1
14'2" x 9'10"
Rear facing, double glazed window, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin, corner shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, radiator, recess spot lighting.

Bedroom 2
11'0" x 10'0"
Front facing, double glazed window, radiator.

Bedroom 3
8'4" x 9'11"
Front facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, radiator.

Externally
Externally there is a front garden and driveway and to the rear is a garden with multiple decking areas and an inset lawn.

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is Leasehold for a term of 99 years from 1 November 1989 Any prospective purchaser should clarify this with their Solicitor

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