



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

PRESTBURY ROAD, SUNDERLAND £124,950

Having undergone a scheme of modernisation and improvement this superb 3 bed semi detached house is available For Sale with NO ONWARD CHAIN being situated on Prestbury Road in Pennywell just off Chester Road which offers convenient access to local shops, schools and transport links to Sunderland City Centre, the A19 and beyond. The property benefits from contemporary decor, a new kitchen, a new bathroom, new floor coverings and briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room, Side Store and to the First Floor 3 Bedrooms and a Bathroom. Viewing is highly recommended.

Semi Detached House
Living Room
No Chain Involved
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Recently Modernised
EPC Rating:D



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

PRESTBURY ROAD, SUNDERLAND

£124,950

Entrance Hall

Double glazed window, double radiator, stairs to the first floor

Living Room

14'5" x 9'11"

The living room has a double glazed window to the front elevation, radiator, feature fire with electric fire

Kitchen / Dining Area

21'3" x 10'2"

The kitchen has a new range of floor and wall units, tiled splash back, 2 double radiators, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, electric hob with extractor over, electric oven, laminate floor, 3 double glazed windows, 2 double radiators

First Floor

Landing, double glazed window to the side elevation, loft access

Bathroom

New white suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, 2 double glazed windows, bath with mixer tap and rainfall style shower over with an additional shower attachment, radiator

Bedroom 1

9'6" x 12'11"

Rear Facing, double glazed window, radiator

Bedroom 2

10'0" x 10'11"

Rear facing, double glazed window, radiator, storage cupboard

Bedroom 3

11'2" max x 7'8" max

Front facing, double glazed window, radiator, 2 storage cupboards

Side Store

A useful store room having access to the front and rear garden.

Externally

Externally there is a front and rear garden and a paved patio area

TENURE

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

COUNCIL TAX

The Council Tax Band is Band A

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

