



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

estate agents & chartered surveyors

THE STRAND, SUNDERLAND
£125,000



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Entrance Porch

Double glazed window, leading to the living room.

Living Room

15'5" x 11'9"

The living room has a double glazed window to the front elevation, radiator, stairs to the first floor.

Kitchen/Breakfast Room

9'0" x 11'9"

The kitchen has a range of floor units, electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, wall mounted gas central heated boiler, tiled floor, radiator, opening to garden room

Garden Room

8'5" x 10'10"

Range of double glazed windows, double glazed door to the garden, tiled floor.

First Floor

Landing

Bedroom 1

11'9" x 9'0"

Rear facing, double glazed window, radiator.

Bedroom 2

7'7" x 11'9"

Front facing, double glazed window, radiator.

Shower Room

New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, walk in shower with rainfall style shower and an additional shower attachment, towel radiator, storage cupboard.

Externally

Externally there is a front garden, side block paved driveway providing

off street parking for a number of cars, whilst to the rear a garden with paved patio, decking area and lawn.

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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