



MICHAEL HODGSON

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SALTBURN ROAD, SUNDERLAND £99,950

This 3 bed mid link house offers huge potential to a discerning purchaser and should be viewed to be fully appreciated. Located in Springwell on Saltburn Road the property offers an excellent location providing access to shops, schools and amenities as well as good transport links to both the A19 and Sunderland City Centre. The property is in need of some modernisation and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Rear Store Room / Passage and to the First Floor, Landing, 3 Bedrooms, WC and Bathroom. Externally there is a front and rear garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Mid Link House

3 Bedrooms

Living Room

Dining Room

Front & Rear Garden

No Chain Involved

Viewing Advised

EPC Rating: C



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Entrance Hall

Stairs to the first floor, radiator.

Living Room

13'6" x 10'11"

Double glazed window, fireplace, radiator.

Dining Room

10'0" x 7'5"

Double glazed window, radiator.

Kitchen

12'2" x 10'4"

Range of floor and wall units, space for a freestanding cooker, stainless steel sink and drainer with mixer tap, double glazed window.

Rear Storage Room

Door to the garden, and storage room.

First Floor

Landing.

Bedroom 1

13'4" x 9'6"

Rear facing, double glazed window, storage cupboard.

Bedroom 2

10'4" x 12'3" max

Front facing, double glazed window, range of fitted wardrobes.

Bedroom 3

Front facing, double glazed window, storage cupboard.

WC

Low level WC.

Bathroom

Pedestal basin, bath with electric shower over.

Externally

Externally there is a front and rear garden.

SOLAR PANELS

Please note that there are solar panels to the roof structure that are held on a lease for a term of 25 years from 08.10.2014. The vendors are looking into this further, details to follow.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

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

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

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