



MICHAEL HODGSON

estate agents & chartered surveyors

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## SYMINGTON GARDENS, SUNDERLAND

£164,950

This neatly presented 3 bedroomed semi detached house situated on Symington Gardens in Silksworth that offers easy access to Doxford International Business Park, the A19, local shops, schools and transport links to Sunderland City Centre. The property briefly comprises of: Entrance Porch, Living Room, Kitchen/ Breakfast Room, Rear Porch and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally the property has a front lawned garden and a rear garden with lawn, patio area and side gate. Viewing of this lovely home is highly recommended.

Semi Detached House  
Living Room  
Bathroom  
Must Be Viewed

3 Bedroom  
Kitchen/ Breakfast Room  
Front & Rear Garden  
EPC C



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### Entrance Porch

#### Living Room

16'0" max x 14'7" max

The Living Room has stairs to the first floor, front facing double glazed window, cupboard under the stairs and radiator.

#### Kitchen/ Breakfast Room

8'10" x 14'9"

The kitchen/breakfast room has a range of floor and wall units, stainless steel sink and drainer, integrated oven, electric hob with extractor over, plumbed for washer, storage cupboard, radiator, double glazed windows, door to porch, recessed spot lighting.

#### Rear Porch

8'10"

Double glazed window, door to the rear.

#### First Floor

Landing, double glazed window, loft access.

#### Bedroom 1

8'5" x 15'3"

Front facing, double glazed window, radiator.

#### Bedroom 2

10'2" x 8'4"

Rear facing, double glazed window radiator.

#### Bedroom 3

Front facing, double glazed window, radiator, storage cupboard with wall mounted gas central heating boiler.

#### Bathroom

Suite comprising of a low level WC, wash hand basin on storage unit, bath with shower over, recessed spot lighting, double glaze window.

#### Externally

Externally there is a front lawned garden, whilst to the rear is a lawned garden with patio area.

### 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

### 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

# M I C H A E L   H O D G S O N

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