



MICHAEL HODGSON

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# FULWELL ROAD, SUNDERLAND £229,950

This neatly presented 2 Bedroom terraced house is situated on Fulwell Road in Fulwell. Located close to local schools, shops including Sea Road shops, amenities, Seaburn Metro Station as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor 2 Bedroom and Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Viewing of this property is highly recommended.

Terraced House  
Living Room  
Popular Location  
Must Be Viewed

2 Bedrooms  
Dining Room  
Rear Yard  
EPC Rating: D



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Entrance Vestibule

Inner Hall  
The inner hall has a radiator, stairs to the first floor, cupboard under the stairs.

Living Room  
13'4" max x 16'3" to bay  
Front facing living room having a double glazed box bay window, radiator, feature fire place, coving to ceiling.

Dining Room  
14'4" x 9'5"  
Rear facing, double glazed window, 2 storage cupboards having a wall mounted gas central heating boiler, feature fire place.

Kitchen  
24'4" max x 8'2" max  
The kitchen has a range of floor and wall units, integrated washing machine, fridge, freezer, 2 ovens, microwave, 5 ring gas hob with extractor over, sink and drainer with mixer tap, radiator, recessed spot lighting, 3 double glazed windows, door to the rear.

First Floor  
Landing with double glazed window, radiator, stairs to the loft room.

Bedroom 1  
11'1" max x 14'7" max  
Rear facing double glazed window, radiator.

Bedroom 2  
9'6" max x 16'2" to bay  
Front facing, box bay double glazed window, radiator.

Bathroom  
Suite comprising of a low level WC, Wash hand basin on a storage unit, free standing roll top bath, shower double glazed window, radiator, coving to ceiling.

Loft Room  
15'8" max x 15'3" max  
T fall roof in part, 2 velux style windows, storage under eaves.

Externally  
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter.

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

# M I C H A E L   H O D G S O N

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