



MICHAEL HODGSON

estate agents & chartered surveyors

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RHODA TERRACE, SUNDERLAND
£165,000

A superb 3 bedroom semi detached house located on Rhoda Terrace on Ryhope Road in Grangetown offering a much sought after and convenient location providing access to Grangetown centre and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself briefly comprises Entrance Hall, Living Room, Dining Area, Conservatory, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the stunning property on offer.

Semi Detached House

Living Room

Conservatroy

No Chain Involved

3 Bedrooms

Dining Area

Garage & Gardens

EPC Rating: TBC



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Entrance Hall

Double glazed window, stairs to the first floor, cupboard under the stairs.

Dining Area

9'10", 28'1" to bay x 10'11"

Front facing, double glazed bay window, radiator, opening to the living room.

Living Room

19'1" x 10'11"

Feature fireplace with gas fire, double radiator, double glazed window to the side elevation, double glazed patio door to the conservatory.

Conservatory

8'5" x 10'2"

Full range of double glazed windows, double glazed door to the garden.

Kitchen

10'9" x 5'9"

The kitchen. has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, radiator.

First Floor

Landing.

Bedroom 1

9'6" x 12'1"

Front facing, double glazed window, radiator,

Bedroom 2

8'4" x 9'10"

Rear facing, double glazed window, radiator.

Bedroom 3

8'0" x 7'1"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin, chrome towel radiator, bath with mixer tap.

Garage

Garage with wall mounted gas central heating boiler, electric roller shutter.

Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden.

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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