



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MARLBOROUGH ROAD, SUNDERLAND

£175,000

We welcome to the market this 2 bed extended semi detached bungalow that is situated on Marlborough Road in Hastings Hill and is likely to appeal to a wide variety of purchasers. Hastings Hill is conveniently located for the A19, local shops and amenities and excellent transport link. The living space briefly comprising of: Entrance Hall, Living Room, 2 Bedrooms, Shower Room, Kitchen / Dining Room. Externally there is a front garden, side driveway and to the rear is a garden with patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is recommended to fully appreciate the space, home and location on offer.

- Semi Detached Bungalow
- 2 Bedrooms
- Living Room
- Kitchen / Dining Room
- Shower Room
- No Chain Involved
- Viewing Advised
- EPC Rating: TBC



MARLBOROUGH ROAD, SUNDERLAND
£175,000

Entrance Hall
leading to

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

Living Room
12'1" x 18'1"
The living Room has a large double glazed bay window to the front elevation, radiator, fireplace with gas fire.

Kitchen / Dining Room
20'11" x 9'1"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, tiled floor, 3 double glazed windows.

Bedroom 1
10'0" x 13'5"
Rear facing, double glazed window, radiator, range of mirror fronted fitted wardrobes.

Bedroom 2
9'5" x 11'2"
Front facing, double glazed window, radiator, laminate floor, fitted wardrobes with matching drawers.

Shower Room
Low level WC, pedestal basin, towel radiator, double glazed window, shower with rainfall style shower head and a additional shower attachment, cupboard with wall mounted gas central heating boiler.

Externally
Externally there is a front garden, side driveway and to the rear is a garden with patio area and lawn.

Garage
24'0" x 7'11"
Accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

