



MICHAEL HODGSON

estate agents & chartered surveyors

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WOODHAM DRIVE, SUNDERLAND

£185,000

This 4 bedroom Townhouse is available with NO ONWARD CHAIN. Situated on Woodham Drive in the popular area of Ryhope being close to local school shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule, ground floor Bedroom with En Suite. To the first floor there is a Kitchen and Living Room whilst to the second floor 3 Bedrooms' and Bathroom. Externally there is a front lawned garden whilst to the rear is a lawned garden and side gate. Viewing of this property is highly recommended.

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|---------------------------|---------------------|
| Townhouse - Semi Detached | 4 bedrooms |
| Kitchen & Living Room | Bathroom & En Suite |
| Rear Garden | No Onward Chain |
| Must be Viewed | EPC Rating B |



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Entrance Vestibule

The entrance vestibule has stairs to the first floor and a radiator.

Bedroom 4 or Reception Room

11'6" max x 16'7" max

Ground floor Front facing bedroom having a front facing double glazed window, radiator and storage cupboard.

En Suite

Suite comprising of a low level WC, pedestal basin, shower, radiator.

First Floor

Landing with double glazed window, storage cupboard.

Living Room

12'11" max x 15'7" max

The living room has a double glazed window, double glazed french doors to a Juliet balcony, radiator and stairs to the second floor.

Kitchen

14'9" max x 10'11" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, space for dishwasher, stainless steel sink and drainer, radiator, double glazed window, double glazed french doors to the rear garden.

Utility/Storage Cupboard

Radiator, plumbed for washer.

Second Floor

Landing

Bedroom 1

14'10" max x 10'7" max

Front facing bedroom having two double glazed windows, radiator, storage cupboard and access to the bathroom.

Bedroom 2

8'6" x 9'6"

Rear facing, double glazed window, radiator, door to the bathroom.

Bedroom 3

9'2" x 6'2"

Rear facing, double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over.

Externally

Externally there is a front lawned garden whilst to the rear is a lawned garden and side gate.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C.

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

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