



MICHAEL HODGSON

estate agents & chartered surveyors



SPRINGBANK ROAD, SUNDERLAND £119,950

This 2 bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Springbank Road in Springwell close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property is in need of some modernisation and briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen and to the first floor 2 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the garage and to the rear a lawned garden, patio area and side gate. This property must be viewed.

Semi Detached House
Living Room
Garage
Must Be Viewed

2 Bedrooms
Garden
No Onward Chain
EPC Rating: D



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Entrance Hall
Stairs to the first floor, radiator.

Living Room
9'4" x 12'5"
Front facing double glazed window, radiator, feature fire place.

Dining Room
7'8" max x 9'8" max
Double glazed window, radiator.

Kitchen
10'8" max x 10'0" max
The kitchen has a range of floor and wall units, stainless steel sink and drainer, space for cooker, two double glazed windows, wall mounted gas central heating boiler, radiator, storage cupboard.

Outhouse
7'9" max x 6'5" max
Floor and wall units, door to the rear,

Outhouse Storage
6'4" x 8'2"
Double glazed window, plumbed for washer.

First Floor
Landing, two double glazed windows, loft access .

Bathroom
suite comprising of a low level WC, pedestal basin, bath, wet room style shower, double glazed window.

Bedroom 1
10'5" max x 15'5" max
Front facing, double glazed window, radiator, storage cupboard.

Bedroom 2
10'8" max x 8'10" max
Double glazed window, radiator, storage cupboard.

Garage
Detached single garage accessed via and up and over door.

Externally
Externally there is a front lawned garden and driveway leading to a detached garage, to the rear there is a lawned garden and patio area and side gate.

COUNCIL TAX
The Council Tax Band is Band A.

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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