



MICHAEL HODGSON

estate agents & chartered surveyors

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THE BROADWAY, SUNDERLAND £164,950

We welcome to the market this 2 bed semi detached house situated fronting The Broadway which is ideally located for local shops, schools and other amenities as well as the A19 and Sunderland City Centre being only a short journey away. The living accommodation briefly compromises: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, landing 2 Bedrooms, Shower Room and WC. Externally there is a front lawned garden and block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House
2 Bedrooms
Dining Room
Viewing Advised

No Chain Involved
Living Room
Garage & Gardens
EPC Rating: D



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Entrance Hall

Radiator, stairs to the first floor, storage cupboard

Living Room

16'0" to bay x 13'5"

The living room has a double glazed bay window to the front elevation, radiator, feature fireplace with electric fire, opening to

Dining Room

9'5" x 13'9"

Rear facing, double glazed window, radiator

Kitchen

9'3" x 10'7"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, tiled floor, electric oven, electric hob with extractor over, plumbed for washer, radiator

First Floor

Landing, cupboard with wall mounted gas boiler

Bedroom 1

7'9" x 13'7" to bay

Front facing, double glazed bay window, radiator, full range of fitted wardrobes

Bedroom 2

10'4" x 7'4"

Rear facing, full range of fitted wardrobes, radiator

Shower Room

Suite comprising wash hand basin with mixer tap set on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, radiator, double glazed window

WC

Low level wc, double glazed window, tiled walls and floor

Externally

Externally there is a front lawned garden and block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio area.

Garage

Accessed via roller shutter

TENURE

We are advised by the Vendors that the property is held on a long leasehold basis 999 years from 23 November 1932. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band B

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

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