



MICHAEL HODGSON

estate agents & chartered surveyors



BALMORAL TERRACE, SUNDERLAND

£79,950

This 2 bed mid terraced house is offered For sale with NO ONWARD CHAIN INVOLVED and must be viewed to be fully appreciated. Situated on Balmoral Terrace in Grangetown the property is ideally located for convenient access to shops, schools and amenities as well as excellent transport links to Sunderland City Centre. Internally the living accommodation briefly comprises: Entrance Vestibule, Living Room, Kitchen, Shower Room and to the First Floor, Landing and 2 Bedrooms. Viewing is advised to appreciate the home and potential on offer.

Mid Terraced House
Living Room
Ground Floor Shower
Room
Viewing Advised

2 Bedrooms
Kitchen
No Chain Involved
EPC Rating: TBC



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Entrance Vestibule

Stairs to the first floor.

Living Room

15'10" x 13'8"

The living room has a double glazed window, double radiator, laminate floor, storage cupboard.

Kitchen

13'1" x 7'5"

The kitchen has a range of floor and wall units, space for a freestanding cooker, stainless steel sink and drainer with mixer tap, radiator, two double glazed windows, door to the rear garden.

Shower Room/WC

Wet room style shower room having a double glazed window, low level WC, pedestal basin, electric shower, radiator.

First Floor

Landing, double glazed window.

Bedroom 1

13'9" x 11'11"

Double glazed window, radiator, two recessed wardrobes.

Bedroom 2

9'11" x 9'4"

Double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Externally

Externally there is a rear garden.

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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