



MICHAEL HODGSON

estate agents & chartered surveyors



HOLLY COURT, SUNDERLAND

£129,950

This 3 bedroom terraced house is available with NO ONWARD CHAIN. The property is located on Holly Court in Millfield being close to local schools shops and amenities as well as Millfield Metro Station. The property itself is in need of some modernisation and briefly comprises of Entrance Hall, WC, Living Room/ Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front lawned garden and to the rear a lawned garden with storage shed and rear gate. There is also a single garage in a separate block. Viewing of this property is recommended.

Mid Terraced House

3 Bedrooms

Living Room/ Dining Room

Bathroom & Wc

Rear Garden

No Onward Chain

Must Be Viewed

EPC Rating: C



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Entrance Hall
The entrance hall has stairs to first floor, radiator, cupboard under the stairs.

WC
Low level WC, wash hand basin.

Living Room/Dining Room
27'3" max x 11'8" max
The living room has a front facing double glazed window, two radiators, double glazed window to the rear and door to the rear, leading to the kitchen.

Kitchen
7'11" x 7'8"
The kitchen has a range of floor and wall units, double glazed window, stainless steel sink and drainer, plumbed for washer, space for a cooker, space for a fridge freezer.

First Floor
Landing, loft access, radiator, storage cupboard with wall mounted gas central heating boiler.

Bathroom
Suite comprising of a low level WC, wash hand basin, bath with shower over, double glazed window.

Bedroom One
15'3" max x 11'8" max
Front facing, double glazed window, radiator.

Bedroom Two
11'0" x 11'9"
Rear facing, double glazed window, radiator.

Bedroom Three
7'7" max x 9'4" max
Front facing, double glazed window, radiator, storage cupboard above the stairs.

Externally
Externally there is a front lawned garden, to the rear there is a lawned garden, storage shed, rear gate.

Garage
Single garage in a separate block.

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

estate agents & chartered surveyors

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