



MICHAEL HODGSON

estate agents & chartered surveyors



CORNBANK CLOSE, SUNDERLAND

£135,000

This 3 bed end link house is situated on Cornbank Close in the popular area of Hall Farm located close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property itself briefly comprises of: Entrance Vestibule, Living Room, Kitchen/ Dining Room, Rear Passage, Rear Porch and to the First Floor 3 Bedrooms, WC and a Bathroom. Externally there is a front lawned garden and to the rear is a lawned garden with patio area, shed and gate to the rear. Externally there is a front paved and gravelled garden and to the rear is a paved and gravelled garden that is accessed via double gates to provide off street parking if required. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this property is highly recommended.

End Link House

Living Room

Bathroom & WC

No Chain Involved

3 Bedrooms

Kitchen / Breakfast Room

Front & Rear Gardens

EPC Rating:D



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Entrance Hall
Storage cupboard.

Living Room
17'10" x 11'6"
The living room has a double glazed window to the front and rear elevation, two radiators, feature fireplace with electric fire.

Rear Hall
Radiator, storage cupboard, stairs to the first floor.

Kitchen / Dining Room
8'8" x 14'1"
The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob, stainless steel sink and drainer with mixer tap, double glazed window, radiator.

Rear Porch
Two double glazed windows, storage cupboard, door to the rear garden.

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

Bedroom 1
8'10" x 11'11"
Rear facing, double glazed window, radiator.

Bedroom 2
9'10" x 11'6"
Rear facing, double glazed window, radiator.

Bedroom 3
7'10" x 8'10"
Front facing, double glazed window, radiator.

WC
Double glazed window, low level WC.

Bathroom
Suite comprising of a bath, corner shower cubicle with electric shower, double glazed window, radiator, basin.

Externally
Externally there is a front paved and gravelled garden and to the rear is a paved and gravelled garden that is accessed via double gates to provide off street parking if required.

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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