



MICHAEL HODGSON

estate agents & chartered surveyors



HOPE VIEW, SUNDERLAND

£145,000

We offer to the market this 3 bedroom semi detached house situated on the cul-de-sac of Hope View in the popular area of Ryhope located close to local schools, shops and amenities as well as road links to the A19 and Sunderland City Centre. The property offers ready to move into living accommodation briefly comprising of Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden and to the rear a generous garden having a lovely patio area, extensive lawns and outside storage. Viewing is highly recommended

Semi Detached House
Living Room
Kitchen
Viewing Advised

3 Bedrooms
Dining Room
Superb Garden
EPC Rating: D



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Entrance Hall
Double glazed window, radiator, stairs to the first floor, laminate floor, cupboard under the stairs.

Dining Room
9'1" x 13'0"
Front facing reception room having a double glazed window, radiator, laminate floor.

Living Room
13'2" x 12'11"
The living room has a double glazed window, radiator, inset fireplace with tiled insert and tiled hearth, laminate floor.

Kitchen
6'6" x 9'10"
The kitchen has a range of floor and wall units, tiled splashback, stainless steels ink and mixer tap, radiator, plumbed for washer, wall mounted gas central heating boiler, storage cupboard, double glazed window, door to the garden.

First Floor
Landing,

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towels radiator, double glazed window, bath with mixer tap and shower over.

Bedroom 1
13'0" x 12'9"
Front facing, double glazed window, radiator.

Bedroom 2
13'4" x 9'8"
Rear facing, double glazed window, radiator.

Bedroom 3
9'6" x 8'9"
Front facing, double glazed window, radiator, storage cupboard.

Externally
Externally there is a front garden and to the rear a generous garden having a lovely patio area, extensive lawns and outside storage.

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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