



P
Permitted
parking only
Mon - Fri
10:30 - 11:30am
Sat - Sun
9 - 3pm

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MICHAEL HODGSON

estate agents & chartered surveyors

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MICHAEL HODGSC
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OAKLANDS TERRACE, SUNDERLAND £145,000

This superb 3 bedroomed mid terraced house offers spacious living accommodation that must be viewed to be fully appreciated. Situated on Oaklands Terrace the property commands a much sought after location boasting easy access to Sunderland City Centre, Chester Road and its many shops in addition to regional transport links. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen. To the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to appreciate the space, home and location on offer.

Terraced House

Living Room

Kitchen

No Chain Involved

3 Bedrooms

Dining Room

New Bathroom

EPC Rating: D



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Entrance Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

13'5" x 16'7" to bay

The living room has a double glazed bay window, radiator, laminate floor, coving to ceiling, high level aerial and power socket.

Dining Room

14'9" x 12'1"

The dining room has a double glazed window to the rear elevation, laminate floor, radiator,

Kitchen

6'5" x 15'3"

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap, double glazed window, radiator, door to the rear yard, plumbed for washer.

First Floor

Landing, radiator, loft access.

Bathroom

White suite comprising of a low level wC, pedestal basin with mixer tap, bath with mixer tap, double glazed window.

Bedroom 1

12'2" max x 14'2" max

Rear facing, double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

Bedroom 2

13'5" max x 10'11" max

Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 3

9'9" x 7'5"

Front facing, double glazed window, radiator.

Externally

Externally there is a front forecourt and a rear yard accessed via an up and over garage door.

COUNCIL TAX

The Council Tax Band is Band B.

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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