



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## MARKINGTON DRIVE, SUNDERLAND

Asking Price £155,000

\*\*\* NO ONWARD CHAIN\*\*\* 2/3 BED SEMI DETACHED \*\*\* A lovely 2/3 bed semi detached house that offers family living accommodation that must be viewed to be fully appreciated. The property offers a superb commuting location being situated in Ryhope close to the A19, transport links to the city centre in addition to local shops, schools and amenities. The property internally benefits from Gas Central Heating, Double Glazing, Fantastic Bathroom with the living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room, Sitting Room or 3rd Bedroom and to the First Floor, Landing, 2 Bedroom and a Bathroom. Externally there is a front lawn, driveway providing off street parking whilst to the rear is a garden with paved patio, lawn and decking are to the rear of the garden. Viewing is highly recommended to fully appreciate the property on offer.

Semi Detached House

2 /3 Bedrooms

Living Room

Kitchen / Dining Room

Sitting Room or GF  
Bedroom

Viewing Advised

No onward chain

EPC Rating: C



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### Entrance Vistibule

Double glazed widow, radiator, laminate flooring, leading to

### Living Room

15'9" x 12'8"

The living room has a double glazed window, to the front elevation, laminate floor, fireplace, stairs to the first floor, double radiator.

### Kitchen / Dining Room

8'10" x 12'5"

The kitchen has a range of floor and wall units, tiled splashback, double electric oven, gas hob with extractor over, plumbed for washer and dryer, sink and drainer with mixer tap, double glazed window wall mounted gas central heating boiler, radiator.

### Sitting Room / Bedroom 3

16'3" x 8'0"

A versatile room currently used as a ground floor bedroom having a double glazed window to the front and rear elevation, laminate floor, radiator.

### First Floor

Landing, double glazed window.

### Bedroom 1

13'1" x 8'11"

Rear facing, double glazed window, radiator.

### Bedroom 2

7'6" max x 10'7" max

Front facing, double glazed window radiator, laminate floor, two storage cupboards.

### Bathroom

Suite comprising low level wc, wash hand basin with mixer tap set on vanity unit, bath with mixer tap and electric shower over, chrome towel radiator, extractor.

### Externally

Externally there is a front lawn, driveway providing off street parking whilst to the rear is a garden with paved patio, lawn and decking are to the rear of the garden

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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