



MICHAEL HODGSON

estate agents & chartered surveyors



## WOODSIDE, SUNDERLAND

£135,000

IN NEED OF MODERNISATION - This 2 bed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated and is offered For Sale with NO ONWARD CHAIN. The property internally briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Side Passage, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden, double width driveway whilst to the rear is a generous garden with paved patio and lawn in addition to a large storage shed and two brick stores. The property is ideally situated on Woodside in East Herrington and provides easy access to local shops, schools and amenities as well as transport links to Doxford International Business Park, the A19 and Sunderland City Centre. Viewing is highly recommended to fully appreciate the potential on offer.

Semi Detached House

2 Bedrooms

Living Room

Kitchen / Dining Room

In Need Of Modernisation

No Chain Involved

Viewing Advised

EPC Rating: D



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### Entrance Hall

Radiator, double glazed window, cupboard under the stairs

### Living Room

12'7" x 11'7"

The living room has a double glazed window to the front elevation, radiator

### Kitchen

14'11" x 9'3"

The kitchen has a comprehensive range of floor and wall units, tiled splash back in part, electric oven, gas hob with extractor over, radiator, stainless steel sink and drainer, two double glazed windows

### Rear passage

Door to side garden

### WC

Low level WC, tiled walls, double glazed window

### First Floor

#### Landing

#### Bedroom 1

11'4" x 18'6" max

Front facing, two double glazed window, radiator

#### Bedroom 2

11'7" x 11'0"

Rear facing, double glazed window, radiator

### Bathroom

Bath, wall hung wash hand basin, radiator, double glazed window

### External

Externally there is a front lawned garden, double width driveway whilst to the rear is a generous garden with paved patio and lawn in addition to a large storage shed and two brick stores

### 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

### 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.

# M I C H A E L   H O D G S O N

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