



MICHAEL HODGSON

estate agents & chartered surveyors



CLOVELLY ROAD, SUNDERLAND £89,950

This 3 bed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be appreciated. The property is ideally situated on Clovelly Road in Hylton Castle offering a popular and convenient location providing easy access to local shops, schools and amenities as well as excellent transport links to the city centre, A19 and A1231. Internally the property benefits from double glazing, gas central heating and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front gated access to the garden that leads to a block paved driveway and lawn whilst to the rear is a paved garden and garden shed.. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House
Living Room
Front & Rear Garden
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
No Chain Involved
EPC Rating: C



CLOVELLY ROAD, SUNDERLAND

£89,950

Entrance Hall

Two double glazed window, stairs to the front floor, double radiator.

Living Room

11'6" x 13'8"

The living room has a double glazed window, double radiator, feature fireplace with gas fire.

Kitchen/ Dining Room

17'7" x 10'5"

The kitchen has a range of floor and wall units with tiled splashback, three double glazed windows, double radiator, breakfast bar, storage cupboard, space for a free standing cooker, stainless steel sink and drainer with mixer tap, glass display cabinet, door to the rear.

First Floor

Landing, double glazed window loft access, wall mounted gas central heating boiler.

Bedroom 1

10'7" x 14'1"

Front facing, double glazed window, double radiator, storage cupboard.

Bedroom 2

11'1" max x 11'3" max

Side facing, double glazed window, laminate floor, double radiator.

Bedroom 3

10'6" max x 7'1"

Side facing, double glazed window, double radiator, laminate floor.

Bathroom

White suite comprising low level wc, pedestal basin, bath with mixer tap and shower attachment, two double glazed windows, tiled walls, double radiator.

Externally

Externally there is a front gated access to the garden that leads to a

block paved driveway and lawn whilst to the rear is a paved garden and garden shed.

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.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

