



MICHAEL HODGSON

estate agents & chartered surveyors



CLOVELLY ROAD, SUNDERLAND £85,000

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

£85,000

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

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