



MICHAEL HODGSON

estate agents & chartered surveyors



BROAD MEADOWS, SUNDERLAND

£149,950

We are delighted to bring to the market this 3 bedroom semi detached house situated on Broad Meadows in the sought after area of Thornhill, close to local schools, amenities and local transport links in to Sunderland City Centre. The property offer a huge amount of potential to a discerning purchaser and must be viewed to be fully appreciated. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Kitchen / Dining Room, Side Porch and to the First Floor, 3 Bedrooms and a Bathroom. Externally the property has a front garden and block paved pathways whilst to the side and rear is a generous lawned garden in addition to a rear vegetable plot, shed and brick store. Viewing of this property is highly recommended. Planning has also been passed for the Erection of a single storey extension to rear and external alterations to side to include patio area and steps to garden, plans are available upon request.

Semi Detached House

3 Bedrooms

Living Room

Sitting Room

Kitchen / Breakfast Room

Huge Potential

Plans to Extend

EPC Rating: E



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PLANNING

Planning has been passed for the erection of a single storey extension to rear and external alterations to side to include patio area and steps to garden. The Sunderland council reference is 18/00850/FUL - plans are available upon request.

Entrance Porch

Leading to

Inner Hall

Radiator, cupboard under stairs, return staircase leading to the first floor, storage / cloaks cupboard with double glazed window

Living Room

13'5" x 11'10"

The living room has a double glazed bay window to the front elevation, three radiators in the bay, exposed wood floor, exposed brick fireplace

Sitting Room

11'0" x 12'9"

Rear facing, double glazed window, wall mounted gas fire

Kitchen / Dining Room

10'0" x 19'1"

The kitchen has a range of floor and wall units, radiator, four double glazed windows, stainless steel sink and drainer, plumbed for washer

Side Porch

Leading to the garden

First Floor

Landing, double glazed window, radiator

Bathroom

Suite comprising low level wc, bath with mixer tap, double glazed window, pedestal basin, radiator, storage cupboard

Bedroom 1

11'10" x 10'10"

Front facing, double glazed window, radiator, fitted wardrobes to two alcoves

Bedroom 2

11'11" x 11'4"

Rear facing, double glazed window, radiator, exposed brick fireplace

Bedroom 3

8'1" x 6'8"

Rear facing, double glazed window, radiator, storage cupboard

Externally

Externally the property has a front garden and block paved pathways whilst to the side and rear is a generous lawned garden in addition to a rear vegetable plot, shed and brick store

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

0191 5657000

www.michaelhodgson.co.uk

