



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

estate agents & chartered surveyors



HARDGATE ROAD, SUNDERLAND £95,000

This 2 / 3 bedroom semi detached property is situated in the popular area of Hill View on Hardgate Road close to Leechmere Road, Queen Alexandra Road, local schools, shops, amenities as well as local transport links in to Sunderland City Centre. The property briefly comprises of; Entrance Porch, Living Room, Sitting Room / Dining Room, Kitchen Ground Floor 3rd Bedroom or Reception Room and to the First Floor 2 Bedrooms, Bathroom Loft. Externally the property enjoys a front and rear garden having a patio area and lawned garden to the rear. Viewing of this property is highly recommend to appreciate the home on offer.

Semi Detached House

2 / 3 Bedrooms

Living Room

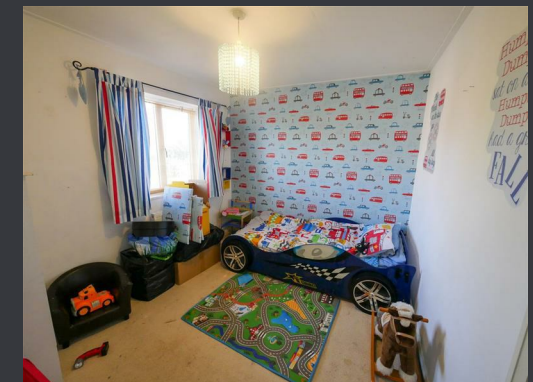
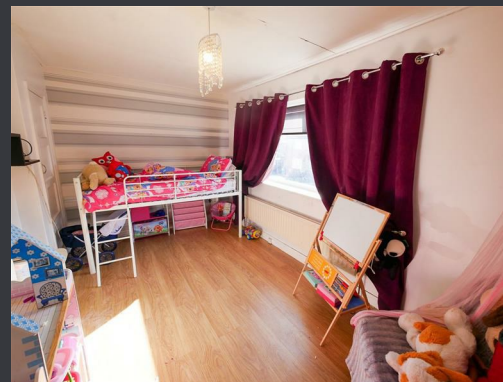
Dining Room

Ground Floor 3rd Bedroom
or Reception Room

No Chain Involved

Viewing Advised

EPC Rating: D



HARDGATE ROAD, SUNDERLAND

£95,000

Entrance Porch

Laminate floor, double glazed window, leading to

Living Room

9'3" x 15'10"

The living room has a double glazed window, radiator, laminate floor, coving to ceiling, recessed spot lighting in part, stairs to the first floor

Dining Room

9'0" x 7'5"

Laminate floor, double radiator, double glazed french doors leading to the rear garden, wall mounted gas boiler

Kitchen

10'4" x 9'10"

The kitchen has a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washer, double glazed window, double radiator

Bedroom 3 / Reception Room

11'11" x 9'8"

Ground floor bedroom or reception room, double glazed window, radiator

First Floor

Landing

Bedroom 1

9'9" x 15'3"

Front facing, double glazed window, double radiator, laminate floor

Bedroom 2

10'7" x 9'1"

Rear facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal basin, bath with electric shower over, two double glazed windows, chrome towel radiator

Externally

Externally there is a front h=garden whilst to the rear is a garden with decking area and lawn

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.

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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

0191 5657000

www.michaelhodgson.co.uk

