



MICHAEL HODGSON

estate agents & chartered surveyors





## PRESTON HILL, SUNDERLAND

£69,950

Situated in the popular area of Moorside we offer to the market a second floor 2 bedroom apartment. Located close to Morrisons Supermarket, Doxford International Business Park, Transport Links to the A19 and Sunderland City Centre and local schools including Benedict Biscop C Of E Primary School. The property briefly comprises of Entrance Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom. Externally the property benefits from a single garage in a separate block and communal gardens. Viewing is advised.

Apartment

2 Bedrooms

Kitchen/ Breakfast Room

Single Garage

Second Floor

Living Room

Popular Area

Epc Graph Rating E



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### ENTRANCE HALL

Storage cupboard, telephone door entry system, cupboard with economy 7 boiler, night storage heater

### LIVING ROOM

10'10" x 17'0"

The living room has a large double glazed window, coving to ceiling, night storage heater.

### KITCHEN/BREAKFAST ROOM

13'1" x 7'10"

The kitchen has a range of floor and wall units, tiled splash back, double glazed window, plumbed for dishwasher, storage cupboard, electric oven, electric hob, glass display cabinets.

### BEDROOM 1

9'1" x 13'10"

Full range of fitted wardrobes, double glazed window, side tables and dressing tables.

### BEDROOM 2

8'0" x 7'8"

Double glazed window

### BATHROOM

White suite comprising low level wc, pedestal basin, double glazed window, bath with shower over.

### GARAGE

Single garage in a separate block.

### EXTERNALLY

Externally there are communal gardens and courtyard parking.

### 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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