



9 Bollihope Drive, Elstob Farm, Sunderland, Tyne & Wear, SR3 1PH

£159,000

**THOMAS WATSON**

Estate Agents



We urge early inspection of this 3 bedroom semi detached house which requires some updating and improvement. The property is situated in a popular residential location close to local shops, schools and all amenities. Benefitting from UPVC double glazing and gas central heating. Comprises hallway, living room, dining room, large fitted kitchen/breakfast room with french doors, 3 first floor bedroom, bathroom/wc, access to floored loft with lighting. Attached brick garage with driveway. Gardens to front and rear. Realistically priced.



## ACCOMMODATION COMPRISES GROUND FLOOR

### HALLWAY

Staircase off.

### LIVING ROOM 3.80 x 4.25 (12'6" x 13'11")

Central heating radiator. Storage cupboard. Brick fireplace with electric fire. Opening through to dining room.

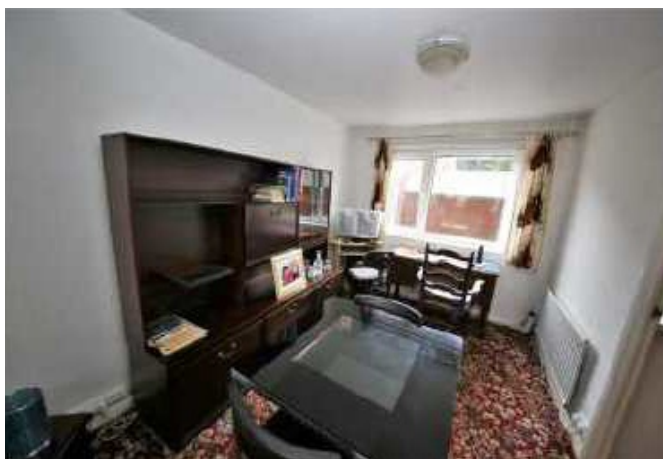


### LIVING ROOM



### DINING ROOM 3.31 x 2.52 (10'10" x 6'7")

Central heating radiator.



### KITCHEN/BREAKFAST ROOM 4.69 x 3.40 (15'5" x 11'2")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Gas central heating boiler. Double glazed french doors leading to rear garden.





## KITCHEN/BREAKFAST ROOM



## FIRST FLOOR

### LANDING

Access to floored loft with lighting.



## BEDROOM 1 (front) 2.78 x 4.58 (9'1" x 15'0")

Double central heating radiator.



## BEDROOM 2 (rear) 2.80 x 2.84 (9'2" x 9'4")

Central heating radiator.



## BEDROOM 3 (front) 3.07 x 2.05 (10'1" x 6'9")

Central heating radiator.



## BATHROOM/WC 1.86 x 1.90 (6'1" x 6'3")

Central heating radiator. Part tiled walls. Suite comprising panelled bath, pedestal wash hand basin and low level wc.



## EXTERNAL

Attached brick garage (6.11 x 2.34) with driveway. Gardens to front and rear with lawns, shrub, patio. External water supply and fencing.



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45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF  
T: 0191 514 2020  
sales@thomaswatsonestateagents.co.uk  
www.thomaswatsonestateagents.co.uk



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