



MICHAEL HODGSON

estate agents & chartered surveyors





## WESTHOLME TERRACE, SUNDERLAND

£142,500

We are delighted to welcome to the market this neatly presented 3 bed terraced house that will not fail to impress all who view and is offered For Sale with NO ONWARD CHAIN INVOLVED. The property itself benefits from gas central heating, double glazing, contemporary decor and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter. Terrace offers and excellent location to provide convenient access to shops, schools and amenities as well as good transport links. Viewing is advised.

Terraced House

3 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

No Chain Involved

Viewing Advised

EPC Rating: D



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### Entrance Hall

Wood strip floor, radiator with cover, stairs to the first floor, cupboard under stairs.

### Living Room

14'11" x 16'4"

The living room has a wood strip floor, coving to ceiling, ceiling rose, radiator in bay, feature fireplace with gas fire, glazed french doors leading to;

### Dining Room

14'0" x 12'5"

Radiator, double glazed window, wood strip floor.

### Kitchen/ Breakfast Room

14'10" x 9'1"

The kitchen has a range if floor and wall units, tiled splash back, granite worktops, range cooker, stainless steel sink with mixer tap, breakfast bar, wood strip floor, feature radiator, cupboard with wall mounted gas central heating boiler, double glazed window, coving to ceiling, recessed spot lighting.

### Utility

7'8" x 9'2"

The utility has a range of floor and wall units, Belfast sink, radiator, two double glazed window, door to the rear yard, tiled floor.

### Landing

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on vanity unit, tiled floor, bath with mixer tap and shower attachment, tiled floor, double glazed window, recessed spot lighting, corner shower with tiled surround.

### Bedroom 1

11'11" x 16'6"

Front facing, three double glazed window set in a bay window, radiator, in bay, ornate feature fireplace, storage to alcoves.

### Bedroom 2

12'6" x 14'0"

Rear facing, double glazed window, radiator, storage cupboard.

### Bedroom 3

9'10" x 7'2"

Front facing, double glazed window radiator.

### Externally

Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter.

### 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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