



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

estate agents & chartered surveyors



PRIORY GROVE, SUNDERLAND £125,000

IN NEED OF MODERNISATION - An exciting opportunity to purchase a 2 bed bay fronted semi detached bungalow situated on Priory Grove in the sought after location of St Gabriel's just off Chester Road which enjoys convenient location for local shops and amenities, Royal Hospital and easy access to the A19 and Sunderland city Centre. The property offers versatile living accommodation offering huge potential briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining / Sitting Room or 3rd Bedroom, Kitchen, Rear Porch / Garden Room, 2 Bedrooms, Bathroom and Separate WC. Externally there is a front garden, side driveway providing off street parking whilst to the rear is a lovely garden and patio area. The property is in need of a full scheme of modernisation and is offered for sale with No ONWARD CHAIN. Viewing is highly recommended.

Semi Detached Bungalow

2 Bedrooms

Living Room

Dining Room / 3rd
Bedrooms

In Need of Moderisation

No Chain Involved

Viewing Advised

EPC Rating: E



PRIORY GROVE, SUNDERLAND

£125,000

Entrance Porch

Double glazed window leading to:

Inner Hall

Delft rack, radiator

Living Room

11'4" x 17'8"

Having double glazed bay to the front elevation, two radiators, gas fire

Kitchen

13'7" x 8'5"

Range of floor and wall units, stainless steel sink, wall mounted gas boiler, radiator, double glazed window

Rear Porch /Garden Room

9'5" x 6'4"

Range of double glazed windows, double glazed door leading to the rear garden

Dining Room or 3rd Bedroom

11'6" x 14'8"

Rear facing, double glazed window, radiator

Bedroom 1

13'6" to bay x 12'9"

Front facing, double glazed bay, radiator, range of fitted wardrobes with matching side tables and storage above the bed space

Bedroom 2

8'11" x 11'1"

Rear Facing, double glazed window, radiator, range of fitted wardrobes with matching side tables and storage above the bed space

Bathroom

Bath, wash hand basin set on a storage unit, radiator

Separate WC

Low level WC, double glazed window

External

Externally there is a front garden, side driveway providing off street parking whilst to the rear is a lovely garden and patio area

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.

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9320-2307-3090-2200-1161>

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