



MICHAEL HODGSON

estate agents & chartered surveyors



## AVONMOUTH ROAD, SUNDERLAND

£99,950

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The property comprises of a 3 bedroomed semi detached house situated on Avonmouth Road in Farringdon offering a convenient location for local shops, schools and amenities as well as the A19 and Doxford International Business Park. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor 3 Bedroom and a Bathroom. Externally there is a front paved garden and to the rear is a lawned garden and paved patio area. The property is available with NO ONWARD CHAIN and viewing highly recommended.

Semi Detached House  
Living Room  
Front & Rear Garden  
Viewing Advised

3 Bedrooms  
Kitchen / Dining Room  
Neatly Presented  
EPC Rating: C



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### Entrance Hall

Radiator, laminate floor, stairs to first floor

### Living Room

10'11" x 13'8"

The Living Room has a double glazed window to the front elevation, radiator, laminate floor, feature fireplace with gas fire

### Kitchen/Diner

17'1" x 8'7"

The Kitchen has a range of floor and wall units, gas hob with extractor over, electric ovens, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, laminate floor, radiator, double glazed window, door to the rear garden, recessed spot lighting in part

### First floor

Landing, loft access

### Bedroom One

9'2" x 14'0"

Front facing, double glazed, radiator, range of fitted wardrobes

### Bedroom Two

9'2" x 8'8"

Rear facing, double glazed window, radiator

### Bedroom Three

9'11" x 7'9"

Front facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment with tile surround, double glazed window, radiator

### External

Externally there is a front and rear garden

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

