



MICHAEL HODGSON

estate agents & chartered surveyors



CHURCH VIEW, SUNDERLAND £132,000

An immaculately presented and recently modernised 3 bed semi detached house situated on Church View in Silksworth that must be viewed to be fully appreciated situated in a popular and convenient location providing easy access to well respected schools, shops, amenities in addition to the A19 and Doxford International Business Park. The property internally briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, WC and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front garden whilst to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate this lovely home.

Semi Detached House

3 Bedrooms

Living Room

New Kitchen

New Bathroom

No Chain Involved

Viewing Advised

EPC Rating: E



CHURCH VIEW, SUNDERLAND

£132,000

Entrance Hall

Laminate floor, double glazed window, stairs to first floor

Living Room

11'10" x 12'0"

The living room has a double glazed window, radiator

Kitchen / Breakfast Room

9'10" x 13'6"

The kitchen has a new comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric hob with extractor over, electric oven, recess spot lighting, laminate floor, double glazed window, feature radiator, breakfast bar, storage cupboard with wall mounted gas boiler

Side Passage

Laminate floor, door leading to:

WC

Low level WC

Side Store

15'3" x 13'10"

Covered store, door to the rear garden

First Floor

Landing, double glazed window

Bedroom 1

11'4" x 11'8"

Front facing, double glazed window, radiator

Bedroom 2

10'11" x 12'5"

Rear facing, double glazed window, radiator

Bedroom 3

6'3" x 6'1"

Front facing, double glazed window, radiator

Bathroom

New white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower over and an additional shower attachment, tiled walls, chrome towel radiator, double glazed window

External

Externally there is a front garden whilst to the rear is a lawned garden

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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