



MICHAEL HODGSON

estate agents & chartered surveyors





## CLACTON ROAD, SUNDERLAND £75,000

This 2 bed semi detached house situated on Clacton Road in Hylton Castle and is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. The property is in need of some modernisation and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway whilst to the rear is a garden with paved patio and lawn in addition to a brick store Clacton Road offers a popular and convenient location boasting easy access to both the A1231 and A19 in addition to local shops, schools and amenities. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to appreciate the property and potential on offer.

Semi Detached House

2 Bedrooms

Living Room

Dining Room

Kitchen

No Chain Involved

Viewing Advised

EPC Rating: D



## CLACTON ROAD, SUNDERLAND

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### Entrance Porch

Double glazed windows, leading to

### Inner Hall

Radiator, stairs to the first floor

### Kitchen /Breakfast Room

9'7" x 8'3"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, door to the rear garden, storage cupboard

### Living Room

13'0" x 12'2"

The living room has a double glazed window to the front elevation, feature fireplace with gas fire opening to the dining room

### Dining Room

8'11" x 7'11"

Double glazed window, radiator

### First Floor

Landing, double glazed window, loft access

### Bedroom 1

12'9" x 10'0"

Front facing, double glazed window, radiator, range of fitted wardrobes, storage cupboard with wall mounted gas boiler

### Bedroom 2

10'5" x 10'7"

Rear facing, double glazed window, radiator

### Bathroom

Suite comprising low level we, pedestal basin, bath, double glazed window, radiator, tiled walls

### Externally

Externally there is a front garden and block paved driveway whilst to

the rear is a garden with paved patio and lawn in addition to a brick store

### Garage

Attached garage accessed via an up and over garage door

### 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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