



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

estate agents & chartered surveyors



HELVELLYN ROAD, SUNDERLAND £135,000

This superb 3 bed semi detached house is situated on a generous corner plot on Helvellyn Road in the popular area of Hill View which is close to Leechmere Road, Queen Alexandra Road, local schools, shops, amenities as well as local transport links in to Sunderland City Centre. The property briefly benefits from contemporary decor, a fantastic kitchen and bathroom and briefly comprises of; Entrance Porch, Living Room, Kitchen / Dining Room, WC, Store Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front garden, block paved driveway providing off street parking whilst to the rear and side is a generous garden having a raised block paved patio, two decking areas and two artificial grass lawns and a barbecue area. Viewing of this property is highly recommend to appreciate the home on offer.

Semi Detached House
3 Bedrooms
Kitchen / Dining Room
Viewing Advised

Corner Plot
Living Room
Superb Property
EPC Rating: B



HELVELLYN ROAD, SUNDERLAND

£135,000

Entrance Porch

Double glazed window, wood strip floor, leading to

Living Room

10'9" x 21'9"

The living room has a double glazed bay window to the front elevation, wood strip floor, recessed spot lighting, feature fireplace with log burner, provision for a wall mounted tv

Kitchen / Dining Room

9'7" x 21'9"

The kitchen / dining room spans the full width of the house having a double glazed window, tiled floor, radiator, recessed spot lighting, double glazed french doors opening to the rear garden, plumbed for washer and dryer, sink and drainer with mixer tap, double electric oven, gas hob with extractor over, breakfast bar, space for an American style fridge freezer, provision for a wall mounted tv

Side Passage

Door leading to the rear garden, double glazed window to the side elevation, storage cupboard, access to a walk in store room

WC

Low level wc, wall hung wash hand basin with mixer tap

First Floor

Landing, double glazed window, storage cupboard

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower over, two double glazed windows, tiled walls and floor, chrome towel radiator, recessed spot lighting, extractor

Bedroom 1

13'5" x 9'6"

Rear facing, double glazed window, radiator, recessed wardrobe, coving to ceiling, provision for a wall mounted tv

Bedroom 2

9'11" x 11'1"

Front facing, double glazed window, radiator, recessed fitted wardrobes, provision for a wall mounted tv

Bedroom 3

10'9" x 8'2"

Front facing, double glazed window, radiator, storage cupboard, provision for a wall mounted tv

Externally

Externally the property is set on a corner plot having a front garden, block paved driveway providing off street parking whilst to the rear and side is a generous garden having a raised block paved patio, two decking areas and two artificial grass lawns and a barbecue area

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