



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

estate agents & chartered surveyors



KIRKHILL, SUNDERLAND £119,995

This superb modern 2 bed semi detached house is situated in a cul-de-sac position on Kirkhill which commands an excellent location offering convenient access to local shops, schools, Doxford International Business Park, excellent transport links to the A19 and beyond. The property itself boasts contemporary decor and living accommodation briefly comprising of: Entrance Hall, Kitchen, WC, Living Room and to the First Floor, 2 Bedrooms and a Bathroom. Externally there is a front garden and driveway for off street parking, whilst to the rear a garden with paved patio area, lawn and garden shed. Viewing of this lovely home is highly recommended.

Semi Detached House

2 Bedrooms

Living Room

Kitchen

Downstairs WC

Lovely Property

Viewing Advised

EPC Rating: C



KIRKHILL, SUNDERLAND

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Entrance Hall

Laminate floor, radiator, understairs cupboard, stairs to first floor, alarm control panel

Kitchen

7'7" x 9'10"

The Kitchen has a comprehensive range of floor and wall units, tiled splashbacks, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, plumbed for washing machine, double glazed window to the front elevation, space for a free standing fridge freezer, laminate floor

WC

White suite comprising low level wc, pedestal wash hand basin with mixer tap, radiator, extractor

Living Room

13'6" x 10'5"

The Living Room has a double glazed window and double glazed French doors opening to the rear garden, two radiators

First Floor

Landing, loft access, airing cupboard

Bedroom One

14'7" x 10'11"

Front facing, two double glazed windows, radiator, storage cupboard

Bedroom Two

10'7" x 6'8"

Rear facing, double glazed window, radiator

Bathroom

Modern white suite comprising low level wc, pedestal wash hand basin with mixer tap, shaver point, double glazed window, bath with shower over and tile surround, extractor, radiator, part tiled walls

External

Externally there is a front garden and driveway for off street parking, whilst to the rear a garden with paved patio area, lawn and garden shed

Solar Panels

There are solar panels to the roof space that service the hot water

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.

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

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