



MICHAEL HODGSON

www.michaelhodgson.co.uk

MICHAEL HODGSON

estate agents & chartered surveyors



ARNOLD ROAD, SUNDERLAND

£99,950

This superb 2 bed semi detached house is situated on Arnold Road in Farringdon which offers an ideal location benefiting from easy access to the A19, Doxford International Business Park, Nissan in addition to local shops, schools and amenities. The property is likely to appeal to a wide variety of purchasers and briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Conservatory and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front gravelled garden, gated block paved driveway providing off street parking whilst to the rear is a lovely rear garden. Viewing is highly recommended. There is NO ONWARD CHAIN INVOLVED with the sale.

Semi Detached House
Living Room
Conservatory
No Chain Involved

2 Bedrooms
Kitchen
Front & Rear Garden
EPC Rating: TBC



ARNOLD ROAD, SUNDERLAND

£99,950

Entrance Vestibule

Stairs to the first floor, radiator.

Living Room

13'3" x 11'3"

The living room has a double glazed bay window to the front elevation, laminate floor, feature fireplace with gas fire.

Kitchen

5'4" x 14'5"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, sink and drainer with mixer tap, plumbed for washer, space for a free standing cooker.

Conservatory

7'11" x 11'0"

The conservatory has a range of double glazed window and double glazed door leading to the garden.

First Floor

Landing, loft access

Bathroom

White suite comprising low level wc, pedestal basin, bath with electric shower over, tiled walls, double glazed window, radiator.

Bedroom 1

11'7" x 10'3"

Front facing, double glazed window, radiator,

Bedroom 2

7'4" x 8'9"

Rear facing, double glazed window, radiator,

Externally

Externally there is a front gravelled garden, gated block paved driveway providing off street parking whilst to the rear is a lovely rear 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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

