



MICHAEL HODGSON

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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



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## 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.

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