



MICHAEL HODGSON

estate agents & chartered surveyors

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## GILBERT ROAD, SUNDERLAND £115,000

This 3 bed semi detached house is situated on Gilbert Road in Grindon and is offered for sale with NO ONWARD CHAIN INVOLVED. Grindon offers a much sought after location offering convenient access to the A19, shops, schools and amenities as well as excellent transport links. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front and rear garden in addition to an outside store. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen

Front & Rear Garden

No Chain Involved

EPC Rating:



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### Entrance Hall

Radiator, stairs to the first floor.

### Living Room

13'9" x 11'10"

The living room has a double glazed window to the front elevation, radiator, opening to the dining area.

### Dining Room

9'11" x 8'7"

Double glazed window to the rear elevation, radiator.

### Kitchen

7'10" x 9'3"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, plumbed for washer, space for a freestanding fridge freezer, and a freestanding cooker, laminate floor, double glazed door to the rear garden.

### First Floor

Landing.

### WC

Low level WC, double glazed window.

### Bathroom

Pedestal basin, double glazed window, bath with electric shower over.

### Bedroom 1

10'3" x 12'11"

Front facing, double glazed window, radiator.

### Bedroom 2

10'2" x 10'2"

Rear facing, double glazed window, radiator.

### Bedroom 3

9'8" x 11'0"

Front facing, double glazed window, radiator,

### Externally

Externally there is a front and rear garden in addition to an outside store.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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