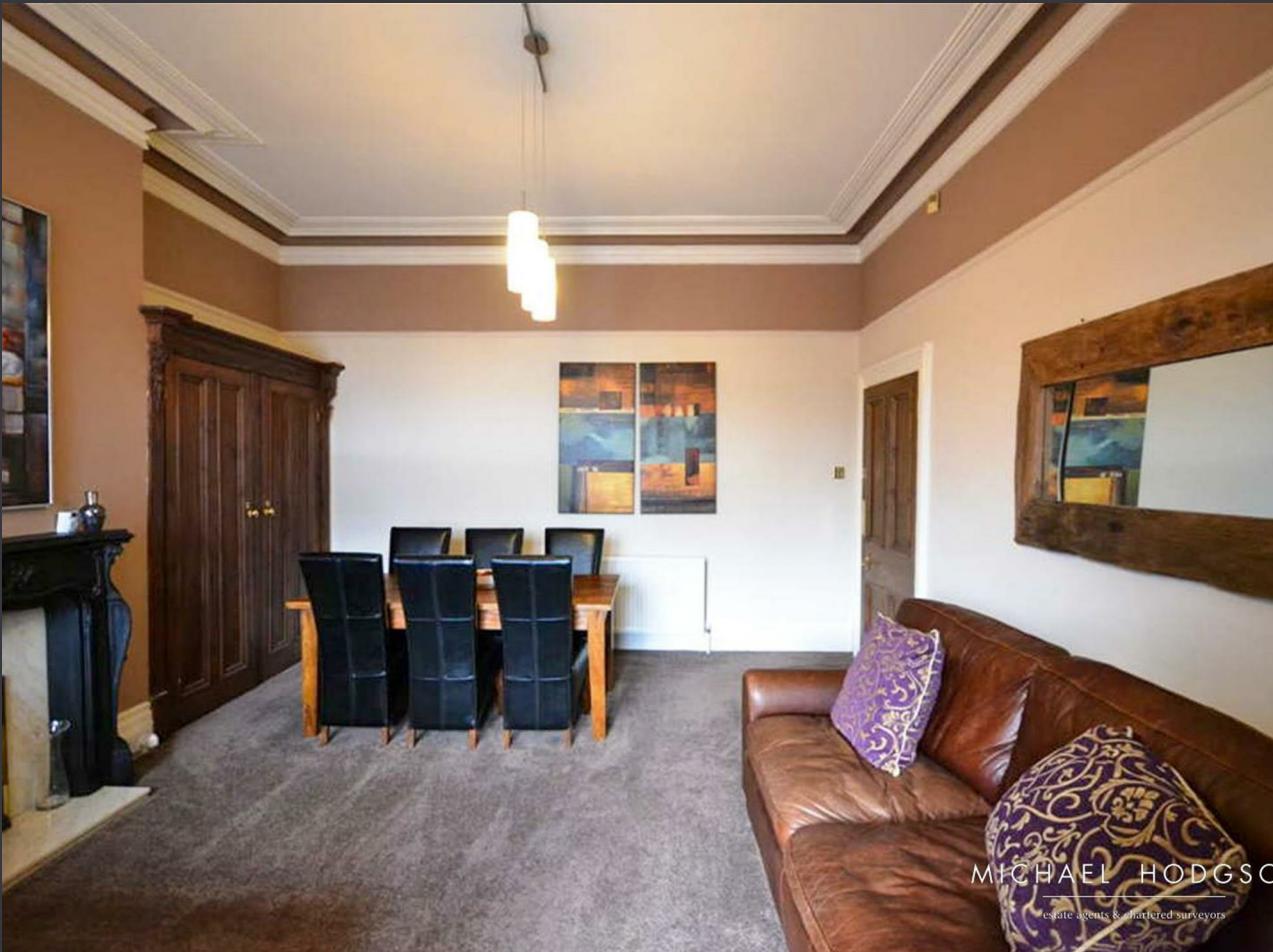




MICHAEL HODGSON

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estate agents & chartered surveyors



CLAREMONT TERRACE, SUNDERLAND  
£94,950

Situated on Claremont Terrace in Thornhill this first floor flat offers many period features and charm and must be viewed to be fully appreciated. Thornhill offers a leafy location providing convenient access to Sunderland City Centre, shops, schools and amenities as well as excellent transport links. Internally the flat briefly comprises of: Inner Hall, Open Plan Kitchen / Living Room, 2 Bedrooms and a Bathroom. Externally there is a communal front garden and communal rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Flat

2 Bedrooms

Bathroom

Viewing Advised

First Floor

Living Room / Kitchen

No Chain Involved

EPC Rating:D



## CLAREMONT TERRACE, SUNDERLAND

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### Entrance Hall

Radiator, telephone door entry system

### Kitchen / Living Room

27'7" x 14'10"

An open plan kitchen / living room with the kitchen having a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, gas hob with extractor over, electric oven, radiator, feature fire with gas fire

### Rear Passage

Radiator, wall mounted gas boiler, access to the Bathroom

### Bathroom

White suite comprising low level WC, pedestal basin with mixer tap, corner bath with mixer tap and shower attachment, chrome towel radiator

### Bedroom 1

15'6" x 21'7"

Front facing, radiator, ornate feature fire with gas fire, 3 single glazed sash style windows with secondary glazing to the front elevation.

### Bedroom 2

14'2" x 7'8"

Front facing, radiator, single glazed sash window with secondary glazing

### External

Externally there is a communal front garden and communal rear yard.

### 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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