



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



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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.

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

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