



MICHAEL HODGSON

estate agents & chartered surveyors



ROCHFORD ROAD, SUNDERLAND  
£79,950

INVESTMENT SALE - CURRENTLY TENANTED - £495 PER MONTH -  
TENANCY DETAILS UPON REQUEST - This 2 bedroom semi detached  
house is situated in the popular area of Redhouse being close to local  
schools shops and amenities. The property itself briefly comprises of  
Entrance Vestibule, Living Room, Kitchen and to the First Floor 2  
Bedrooms and Bathroom. Externally there is a front lawned garden and to  
the rear a lawned garden. Viewing is advised.

INVESTMENT  
Producing £495 pcm  
2 Bedrooms  
Must be Viewed

CURRENTLY LET  
Semi Detached House  
Front and Rear Garden  
EPC Rating: C



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### Entrance Hall

Stairs to the first floor, radiator.

### Living Room

13'4" x 11'3" max

Front facing with double glazed window, radiator.

### Kitchen

14'6" max x 9'3" max

The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer, space for freestanding oven, plumbed for washer, radiator, door to the rear.

### First Floor

Loft access

### Bathroom

Low level wc, pedestal basin, bath with shower over, double glazed window and radiator.

### Bedroom 1

10'5" x 11'7"

Front facing, radiator, storage cupboard with wall mounted gas central heating boiler.

### Bedroom 2

14'6" x 8'6"

Rear facing, double glaze window, radiator.

### Externally

Externally there is a front lawned garden and to the the rear a lawned 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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