



MICHAEL HODGSON

estate agents & chartered surveyors



ASHDOWN ROAD, SUNDERLAND
£82,500

This superb 2 bed semi detached house is situated on Ashdown 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 Porch, Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. There is a front garden whilst to the rear there is a paved rear garden and a brick shed / store. Viewing is advised.

Semi Detached House

2 Bedrooms

Living Room

Dining Room

Kitchen

Front & Rear Garden

Viewing Advised

EPC Rating: D

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Entrance Porch

Double glazed window, leading to:

Inner Hall

Radiator, double glazed window

Living Room

9'9" x 12'0"

Laminate floor, double glazed window, radiator, opening to:

Dining Room/Sitting Room

8'8" x 7'10"

Double glazed window, radiator, laminate floor

Kitchen

9'10" x 8'2"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, radiator, door to the rear garden, wall mounted gas central heating boiler

First Floor

Landing, double glazed window

Bedroom One

10'0" x 14'2"

Front facing, double glazed window, radiator

Bedroom Two

10'7" x 10'4"

Rear facing, double glazed window, radiator

Bathroom

Suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with shower over, double glazed window, chrome towel radiator

External

There is a front garden whilst to the rear there is a paved rear garden and a brick shed / store.

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

FREE VALUATIONS

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