



MICHAEL HODGSON

estate agents & chartered surveyors





## WESTHOLME TERRACE, SUNDERLAND

£154,950

We are delighted to welcome to the market this neatly presented 3 bed terraced house that will not fail to impress all who view and is offered For Sale with NO ONWARD CHAIN INVOLVED. The property itself briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter. Westholme Terrace offers an excellent location to provide convenient access to shops, schools and amenities as well as good transport links. Viewing is advised.

Terraced House

3 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

No Chain Involved

Viewing Advised

EPC Rating: D



## WESTHOLME TERRACE, SUNDERLAND

£154,950

---

### Entrance Hall

Wood strip floor, radiator with cover, stairs to the first floor, cupboard under stairs.

### Living Room

14'11" x 16'4"

The living room has a wood strip floor, coving to ceiling, ceiling rose, radiator in bay, feature fireplace with gas fire, glazed french doors leading to;

### Dining Room

14'0" x 12'5"

Radiator, double glazed window, wood strip floor.

### Kitchen/ Breakfast Room

14'10" x 9'1"

The kitchen has a range if floor and wall units, tiled splash back, granite worktops, range cooker, stainless steel sink with mixer tap, breakfast bar, wood strip floor, feature radiator, cupboard with wall mounted gas central heating boiler, double glazed window, coving to ceiling, recessed spot lighting.

### Utility

7'8" x 9'2"

The utility has a range of floor and wall units, Belfast sink, radiator, two double glazed window, door to the rear yard, tiled floor.

### Landing

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on vanity unit, tiled floor, bath with mixer tap and shower attachment, tiled floor, double glazed window, recessed spot lighting, corner shower with tiled surround.

### Bedroom 1

11'11" x 16'6"

Front facing, three double glazed window set in a bay window, radiator, in bay, ornate feature fireplace, storage to alcoves.

### Bedroom 2

12'6" x 14'0"

Rear facing, double glazed window, radiator, storage cupboard.

### Bedroom 3

9'10" x 7'2"

Front facing, double glazed window radiator.

### Externally

Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter.

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

