



MICHAEL HODGSON

estate agents & chartered surveyors

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## CASPIAN ROAD, SUNDERLAND

### Offers Over £140,000

An exciting opportunity to purchase a modern 3 bedroomed semi detached house situated on Caspian Road in Hylton Castle that offers a superb location providing easy access to the A1231, A19, local shops and amenities as well as being within easy reach of Nissan, Doxford International Business Park and Sunderland City Centre. The bespoke architecturally designed house offers a discerning purchaser a modern design, double glazing, a security alarm system, gas central heating, solar panels and a generous garden. The internal accommodation briefly comprises of: Entrance Hall, WC / Cloaks, Lounge, Kitchen / Dining Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally the property has a front paved driveway and a rear lawned garden. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to appreciate the home on offer.

Semi Detached House  
Living Room  
Viewing Advised  
Lovely Property

3 Bedrooms  
Kitchen / Dining Room  
No Chain Involved  
EPC Rating: B



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### ENTRANCE VESTIBULE

Radiator, alarm control panel, stairs leading to the first floor

### SEPARATE WC/CLOAKS

white suite comprising of a low level wc, wash hand basin with mixer tap, radiator, extractor, double glazed window to the front elevation.

### LOUNGE

15'7" x 12'5"

The lounge has a double glazed window to the front elevation, radiator, storage cupboard under the stairs, glazed french doors leading to the kitchen / dining room

### KITCHEN / DINING ROOM

16'0" x 9'7"

An open plan kitchen / dining room having a double glazed window and double glazed french doors leading to the garden, radiator.

The kitchen is fitted with a comprehensive range of white floor and wall units, stainless steel sink and mixer tap, electric oven, electric hob with extractor over, cupboard with wall mounted gas central heating boiler.

### FIRST FLOOR

landing, loft acces

### BEDROOM 1

14'0" x 8'0"

Front facing, double glazed window, radiator.

### BEDROOM 2

9'5" x 11'2"

Rear facing, double glazed window, radiator.

### BEDROOM 3

7'9" x 7'10"

front facing, double glazed window, radiator.

### BATHROOM

white suite comprising of a low level wc, wall hung wash hand basin

with mixer tap, bath with shower attachment over and tiled surround, radiator, extractor, double glazed window.

### EXTERNALLY

Externally the property has a front block paved driveway with space for 2 cars and a rear lawned garden.

### SOLAR PANELS

There is the added benefit of solar energy panels to the roof

### COUNCIL TAX

The Council Tax Band is Band B.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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