



MICHAEL HODGSON

estate agents & chartered surveyors



SPRINGBANK ROAD, SUNDERLAND £119,950

This 2 bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Springbank Road in Springwell close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property is in need of some modernisation and briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen and to the first floor 2 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the garage and to the rear a lawned garden, patio area and side gate. This property must be viewed.

Semi Detached House

Living Room

Garage

Must Be Viewed

2 Bedrooms

Garden

No Onward Chain

EPC Rating: D



SPRINGBANK ROAD, SUNDERLAND

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Entrance Hall

Stairs to the first floor, radiator.

Living Room

9'4" x 12'5"

Front facing double glazed window, radiator, feature fire place.

Dining Room

7'8" max x 9'8" max

Double glazed window, radiator.

Kitchen

10'8" max x 10'0" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, space for cooker, two double glazed windows, wall mounted gas central heating boiler, radiator, storage cupboard.

Outhouse

7'9" max x 6'5" max

Floor and wall units, door to the rear,

Outhouse Storage

6'4" x 8'2"

Double glazed window, plumbed for washer.

First Floor

Landing, two double glazed windows, loft access .

Bathroom

suite comprising of a low level WC, pedestal basin, bath, wet room style shower, double glazed window.

Bedroom1

10'5" max x 15'5" max

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

Bedroom2

10'8" max x 8'10" max

Double glazed window, radiator, storage cupboard.

Garage

Detached single garage accessed via and up and over door.

Externally

Externally there is a front lawned garden and driveway leading to a detached garage, to the rear there is a lawned garden and patio area and side gate.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

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

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