



MICHAEL HODGSON

estate agents & chartered surveyors

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LICHFIELD ROAD, SUNDERLAND

£110,000

This 2 bed semi detached house is located on Litchfield Road in Southwick and is offered For Sale with NO ONWARD CHAIN INVOLVED. The property is likely to appeal to a wide variety of purchasers including first time buyers, investors and families alike. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, landing, 2 Bedrooms and a Bathroom. Externally there is a front and rear garden. Southwick offers convenient access to shops, schools and amenities as well as excellent transport links. Viewing is advised.

Semi Detached House
Living Room
No Chain Involved
Lovely Property

2 Bedrooms
Kitchen / Dining Room
Viewing Advised
EPC Rating: D.



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Entrance Hall

Laminate floor, double glazed window, cupboard under the stairs, stairs to the first floor.

Living Room

9'9" x 11'9"

The living room has a Double glazed window, radiator, laminate floor.

Kitchen/Dining Room

17'3" x 7'10"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, stainless steel sink and drainer, electric hob, laminate floor.

First Floor

Landing, double glazed window.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment.

Bedroom 1

14'1" x 10'0"

Front facing, double glazed window, radiator.

Bedroom 2

10'5" x 10'8"

Rear facing, double glazed window, radiator.

Externally

Externally there is a front and rear yard.

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

M I C H A E L H O D G S O N

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