

MICHAEL HODGSON

estate agents & chartered surveyors



APPLEBY ROAD, SUNDERLAND
£117,500

We offer to the market this neatly presented 2 bedroom semi detached house. Situated on Appleby Road in Farringdon close to local schools, shops and amenities as well as road links too Sunderland City Centre and the A19. The property itself briefly comprise of Entrance Vestibule, Living Room, Kitchen, Conservatory and to the First Floor 2 Bedrooms and Bathroom. Externally to the front of the property there is a paved driveway for off street parking and to the rear is a graveled garden, decking area, pergola and side gate.

- Semi Detached
- 2 Bedroom
- Living Room
- Conservatory
- Rear Garden
- Off Street Parking
- Must Be Viewed
- EPC Rating: D









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Entrance Hall
Stairs to the first floor.

Living Room
11'3" x 13'5"
The living room has a front facing double glazed window, radiator, provision for a wall mounted TV, opening to the kitchen.

Kitchen
14'7" max x 6'0" max
The kitchen has a range of floor and wall units, stainless steel sink and drainer, plumbed for washing machine, space for dishwasher, integrated oven, electric hob with extractor over, radiator, storage cupboard.

Conservatory
10'8" max x 10'6" max
The conservatory has a range of double glazed windows, radiator, double glazed French doors to the rear garden.

First Floor
Landing with loft access.

Bedroom 1
10'5" max x 10'2" max
Front facing, double glazed window, radiator, fitted wardrobes with sliding doors, storage cupboard with wall mounted gas central heating boiler.

Bedroom 2
8'6" max x 8'0" max
Rear facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, towel radiator.

Externally
Externally to the front of the property there is a paved driveway for off street parking and to the rear is a graveled garden, decking area, pergola 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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