

## 123 Hotspur Road, Sunholme Estate



### Price £124,950

Very nicely situated on Hoptspur Road is this three bedroom mid terrace house. The home enjoys an ENVIABLE POSITION that has a LOVELY OPEN OUTLOOK to the front and is close to the RISING SUN COUNTRY PARK.

The property offers well presented accommodation that is being sold with NO ONWARD CHAIN and may appeal to the growing family as well as the first time buyer.

Briefly the property comprises; entrance hallway, lounge, kitchen/diner, three bedrooms and a bathroom whilst externally there is a garden to the front and a LOW MAINTENANCE GARDEN to the rear. Additionally there is a GARAGE at the rear of the property which is situated in a block. FREEHOLD. Council tax band B. Energy rating D. To arrange a viewing call next2buy on 0191 2953322.

## The Property Comprises

### Entrance

Double glazed entrance door, stairs to the first floor landing.

### Lounge

15'8" x 11'7" (4.78 x 3.54) Double glazed bow window, feature fireplace with electric fire, laminate flooring, radiator, storage cupboard.



### Kitchen/Diner

14'11" x 8'6" (4.54 x 2.59) Fitted with a range of wall and base units with work surfaces over, sink unit, laminate flooring, double glazed windows, radiator.



### Landing

Access to bedrooms and bathroom.

### **Bedroom 1**

11'8" x 8'4" (3.55 x 2.53) Built in sliding door wardrobes, double glazed window, radiator.



### **Bedroom 2**

11'1" x 8'4" (3.39 x 2.53) Double glazed window, radiator.



### **Bedroom 3**

8'6" x 6'3" (2.60 x 1.91) Double glazed window, radiator, cupboard.

### **Bathroom**

6'2" x 5'5" (1.89 x 1.65) Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, tiling to walls and floor, double glazed window, radiator.





To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

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N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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