



MICHAEL HODGSON

estate agents & chartered surveyors

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SHEARWATER, SUNDERLAND

£580,000

A substantial 4 bedroomed detached bungalow nestled in a quite cull-de-sac position on the much sought after and desirable Shearwater development that commands excellent transport links to South Shields, Sunderland in addition to well respected schools, shops and amenities. The property itself offers an excellent opportunity to purchase a detached bungalow boasting spacious and versatile living accommodation. The internal accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, 4 Bedrooms, Shower Room and 2 en Suites. Externally there is a front block paved driveway leading to the house and garage whilst to the rear and side is an extensive mature garden boasting an array of plants and trees having a paved patio area and generous lawns with access to the coastal path to the rear. There is NO ONWARD CHAIN INVOLVED with this sale. Viewing of this exciting opportunity is highly recommend to fully appreciate the space, home and potential on offer.

EPC rating: D



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Entrance Vestibule

Radiator, leading to:

Inner Hall

Radiator, loft access, two storage cupboards

Living Room

16'0" x 15'3" to bay

The living room has a box bay window to the front elevation, laminate floor, two radiators, inset Inglenook fireplace with gas fire

Dining Room

12'7" x 11'5"

Wood stripped floor, double glazed patio door leading to the rear garden

Kitchen / Breakfast

11'3" x 17'6"

The kitchen has a range of floor and wall units, tiled splash back, gas hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, wood stripped floor, integrated dishwasher, double glazed window, double glazed patio door to the rear garden, integrated microwave, electric oven, breakfasting island with breakfast bar, recessed spot lighting

Utility

8'9" x 10'0"

The utility has a range of floor and wall units, plumbed for washer, stainless steel sink and drainer, timber framed double glazed window, door to the rear garden, door to the garage, radiator

Bedroom 1

13'7" x 12'11"

Double glazed patio doors to the rear garden, laminate floor, double glazed window, radiator, full range of mirror fronted fitted wardrobes

En Suite

Suite comprising low level wc, bath with shower over, his and hers wall

hung wash hand basin with mixer tap set on a vanity unit, double glazed window, radiator, recessed spot lighting

Bedroom 3

13'0" x 9'1"

Front facing, double glazed window, radiator

Bedroom 2

10'4" x 13'5"

Rear facing, laminate floor, double glazed patio doors leading to the rear garden, range of mirror fronted fitted wardrobes

En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, corner shower with tiled splash back, double glazed window, recessed spot lighting, extractor, radiator

Bedroom 4

9'9" x 8'9"

Double glazed window, radiator, laminate floor

Shower Room

Suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, storage cupboard, Shower cubicle, double glazed window, recessed spot lighting, wood stripped floor, radiator

Double Garage

13'4'6" x 18'6"

Accessed via an electric up and over garage door

Externally

Externally there is a front block paved driveway leading to the house and garage whilst to the rear and side is an extensive mature garden boasting an array of plants and trees having a paved patio area and generous lawns with access to the costal path to the rear.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band F

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

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