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## WEST PARK, SUNDERLAND £395,000

This 2 / 3 bed greatly extended detached bungalow is situated on West Park just off Durham Road in the popular area of Middle Herrington being located close to the A19, transport links to Sunderland City Centre, Doxford International Business Park and local schools including East Herrington Primary School. The property itself benefits generous yet versatile living space briefly comprising of: Entrance Hall, Sitting Room or 3rd Bedroom, Living Room / Dining Room, Kitchen / Breakfast Room, 2 Bedrooms and a Bathroom. Externally there is a front garden and gravelled driveway leading to the house whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a decking area, BBQ area and lower lawn. This property must be viewed to fully appreciate the space, home and location on offer.

Detached Bungalow

2 or 3 Bedrooms

Living Room / Dining Room

Sitting Room / 3rd  
Bedroom

Kitchen / Breakfast Room

Gardens

Viewing Advised

EPC Rating: D



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### Entrance Hall

Wood stripped floor, radiator, storage cupboard, alarm control panel

### Sitting Room / 3rd Bedroom

The sitting room has a double glazed bay window to the front elevation, radiator, wood burning stove, recessed spot lighting, concertina doors opening to :

This room is currently used as a sitting room but could be used as a 3rd bedroom if required.

### Dining Room / Living Room

14'5" x 17'6"

An open plan dining room / living room having a double glazed window to the side elevation, double glazed French doors leading to the rear garden

### Kitchen Breakfast Room

15'11" x 16'9"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, range cooker, double radiator, double glazed window, door to the rear garden, sink and drainer with mixer tap, glass display cabinets, plumbed for washer, plumbed for a dishwasher

### Bedroom 1

14'8" to bay x 11'10"

Front facing double glazed bay window, fitted wardrobes with storage above the bed space and matching drawers, radiator in bay

### Bedroom 2

7'5" x 11'10"

Side facing, double glazed window, radiator

### Bathroom

Suite comprising his and hers wash hand basin set on a vanity unit, radiator, tiled floor, shower cubicle with rainfall style shower head, recessed spot lighting, Jacuzzi style bath

### Externally

Externally there is a front garden and gravelled driveway leading to the house whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a decking area, BBQ area and lower lawn.

### Store

Side store accessed via an electric roller shutter

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### 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.

# M I C H A E L   H O D G S O N

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