



MICHAEL HODGSON

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SUNVIEW TERRACE, SUNDERLAND £299,950

With a great position and being rare to the market on this lovely terrace, a well maintained and presented three bedroom Semi Detached family home with conservatory addition, occasional loft room and South aspect long front garden. The home has a double length drive to the garage, comes with an entrance porch to hall, lounge through to dining area and the conservatory. There's a fitted kitchen and useful utility room, the three bedrooms and a bathroom with shower over the bath. Benefits include gas central heating and double glazing. Viewing essential to appreciate.



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Entrance Porch

Tiled floor and through to

Inner Hall

Mahogany stair rails and banister to the first floor, hardwood floor, radiator

Living Room

12'1" x 11'5"

A lovely light and bright room open to the rear dining or sitting area. There's a polished stone fire surround with electric stove effect fire, a bay window with column radiator, open through to

Dining Area

10'9" x 9'10"

Currently used as additional lounge space with French doors to the conservatory and a column radiator

Conservatory

12'9" x 10'2"

French doors to the garden, radiator

Kitchen

10'9" x 9'6"

Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob with filter hood over, double oven and a microwave, dishwasher, tiled splash backs, laminate floor and a radiator

Utility

A very useful room with wall, base units and work surfaces housing a sink unit, tiled splash backs, space for appliances and laminate floor

First Floor

Landing with loft access via hatch and ladder

Bedroom 1

11'4" x 10'8"

Fitted wardrobes, radiator

Bedroom 2

11'1" x 10'6"

radiator

Bedroom 3

8'1" x 7'6"

Stair head box cupboard, radiator

Bathroom

Bath with mixer shower tap and electric shower over, wash basin and WC, tiled walls, radiator

Externally

A good sized front lawned garden with double length block paved drive. EV charging point. To the rear is an enclosed garden with lawns and patio area.

Garage

With electric roller door, power points sink and water

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 C

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

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