



MICHAEL HODGSON

estate agents & chartered surveyors



## BOWOOD CLOSE, SUNDERLAND £230,000

This 4 bd detached house commands a superb position on Bowood Close on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, WC, Utility, First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front garden and a driveway leading to the garage and to the rear a lawned garden. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing of this lovely home is highly recommended.



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### Entrance Hall

Radiator

### Living Room

16'7" x 11'0"

The living room has a double glazed bay box window to the front elevation, radiator

### Dining Room

9'11" x 10'11"

Radiator, patio door to the conservatory

### Conservatory

10'11" x 11'11"

Range of double glazed windows, double glazed French door to the rear garden

### Kitchen

12'3" x 6'10"

Range of floor and wall units, tiled splash backs, double glazed window, space for a wine cooler, sink and drainer with mixer tap, tiled floor, recessed spot lighting.

### Utility

5'0" x 6'10"

Floor units, stainless steel sink and drainer with mixer tap, wall mounted gas central heated boiler, tiled floor

### WC

Low level WC, pedestal basin, wash hand basin

### First Floor

Landing, double glazed window

### Bedroom 1

11'3" x 15'7"

front facing, double glazed window, range of fitted wardrobes.

### En Suite

White suite comprising of a low level WC, pedestal basin, shower with tiled splashback, radiator, double glazed window

### Bedroom 2

10'10" max x 11'8" max

Rear facing, double glazed window, radiator

### Bedroom 3

8'5" x 8'0"

Rear facing, double glazed window, radiator

### Bedroom 4

8'3" x 9'3"

Front facing, double glazed window, radiator

### Bathroom

White suite comprising of a low level WC, bath, pedestal basin, double glazed window, radiator

### Externally

Externally there is a front garden and a driveway leading to the garage and to the rear a lawned garden

### Garage

Integral single garage

### 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 D

# M I C H A E L   H O D G S O N

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