



MICHAEL HODGSON

estate agents & chartered surveyors

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## BRAESIDE, SUNDERLAND

£185,000

This 2 / 3 bedrooms semi detached bungalow is located just off Durham Road on Braeside in close proximity to Barnes Park, road links via Durham Road to the A19, local schools including St Mary's R C Primary School & Richard Avenue Primary School and approximately 1 miles to Sunderland City Centre. The property itself benefits versatile living accommodation and briefly comprises of: Entrance Hall, Living Room / Dining Room, Ground Floor 3rd Bedroom or Reception Room, Kitchen and to the First Floor, Landing 2 Bedrooms and a Shower Room. Externally there is a front garden, side driveway leading to the house whilst to the rear is a paved garden and garage. Viewing is highly recommended.

Semi Detached Bungalow  
Living / Dining Room  
Front & Rear Garden  
Just off Durham Road

2 / 3 Bedrooms  
Ground Floor 3rd Bedroom  
or Reception Room  
Viewing Advised  
EPC Rating: D



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### Entrance Hall

Double radiator, return staircase to first floor

### Living Room

11'11" x 18'2" to bay

Double glazed bay window, double radiator, feature fireplace with electric fire, opening to:

### Dining Room

16'7" to bay x 12'2"

Double glazed bay window to the rear elevation, double radiator,

### Bedroom 3 or Reception Room

11'3" x 10'6"

Double glazed window, radiator, range of fitted wardrobes, a versatile room that could be used as a bedroom or reception room.

### Kitchen

11'2" x 11'0"

The Kitchen has a range of floor and wall units, tile splashbacks, stainless steel sink and drainer with mixer tap, double glazed patio door to the rear garden, double glazed window, electric oven, gas hob with extractor over

### First Floor

Landing

### Bedroom 1

23'4" max x 12'0" max

Two double glazed windows, two sets of fitted wardrobes, radiator

### Bedroom 2

7'8" x 10'9"

Double glazed window, radiator

### Shower Room

White suite comprising low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, shower cubicle, recessed spot lighting, double glazed window, tiled walls and floor

### External

Externally there is a front garden, side driveway leading to the house whilst to the rear is a paved garden.

### Garage

Single garage

### 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.

### COUNCIL TAX

The Council Tax Band is Band D

### TENURE

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

# M I C H A E L   H O D G S O N

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