



MICHAEL HODGSON

estate agents & chartered surveyors



SANDSAY CLOSE, SUNDERLAND

£189,999

This rare to the market 3 bedroom detached house occupies a pleasant cul-de-sac position on Sandsay Close within this popular and sought after area offering an excellent commuting with transport links to Sunderland City Centre, the A19 as well as shops, schools and amenities. Internally the property briefly comprises of: Entrance Porch, Inner Hall, Living / Dining Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear and side is a lovely garden boasting an array of plants, trees and shrubs in addition to a generous lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Subject to Planning Permission the property has potential for an extension over the garage and also out into the back or side gardens. Viewing highly recommended.

Detached House
Living / Dining Room
Garage & Garden
Viewing Advised

3 Bedrooms
Kitchen / Breakfast Room
No Chain Involved
EPC Rating: TBC



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Entrance Porch

Leading to the inner hall

Inner Hall

Radiator, stairs to the first floor, storage cupboard.

Living / Dining Room

24'10" x 10'11"

The living / dining room spans the full depth of the house having a double glazed window to the front and rear elevation, feature fireplace with gas fire, two radiators

Kitchen / Breakfast Room

10'8" x 16'3"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, double glazed window, double glazed door to the garden, radiator, understairs storage cupboard.

WC

Low level WC

First Floor

Landing, double glazed window, loft access, cupboard with wall mounted gas central heating boiler.

Bedroom 1

11'9" x 9'9"

Front facing, double glazed window, radiator, recessed wardrobe.

Bedroom 2

12'9" x 9'9"

Rear facing, double glazed window, radiator, recessed wardrobe.

Bedroom 3

9'2" x 7'8"

Front facing, double glazed window, storage cupboard, radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with an electric shower over, double glazed window, radiator.

Externally

Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear and side is a lovely garden boasting an array of plants, trees and shrubs in addition to a generous lawn.

Garage

Attached single garage accessed via an up and over garage door.

COUNCIL TAX

The Council Tax Band is Band C

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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