



MICHAEL HODGSON

estate agents & chartered surveyors

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## BOWLYNN CLOSE, SUNDERLAND

£189,950

This neatly presented 3 bedroom house is situated on Bowlynn Close in East Moorside boasting a superb location providing easy access to Doxford International Business Park, local shops, schools and amenities as well as the A19. The property briefly comprises of: Entrance Porch, Inner Hall, Living Room/Dining Room, Kitchen/ Breakfast Room, Conservatory and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front paved driveway for off street parking and to the rear there is a lawned garden, patio area and a gate to access the rear of the property. Viewing of this home is highly recommended.

Semi Detached House

3 Bedrooms

Living Room/ Dining Room

Kitchen/ Breakfast Room

Consevatory

Rear Garden

Off Street Parking

EPC Rating



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### Entrance Porch

### Inner Hall

Stairs to the first floor

### Living Room/ Dining Room

11'10" max x 22'7"

The Living Room/ Dining Room has a front facing double glazed bay window, two radiators and double glazed sliding doors leading to the Conservatory.

### Conservatory

8'2" x 7'6"

The Conservatory has a range of double glazed windows and a double glazed door to the rear garden.

### Kitchen/ Breakfast Room

7'10" max x 16'6"

The Kitchen has a range of floor and wall units, integrated fridge oven, Electric hob with extractor over, integrated dishwasher, space for fridge/freezer, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer, plumbed for washer, double glazed window, recessed spot lighting.

### First Floor

### Landing

### Bedroom 1

11'9" max x 11'8"

Front facing bedroom having a double glazed window, radiator, loft access, fitted wardrobes with sliding doors, storage cupboards

### Bedroom 2

7'10" x 11'7"

Front facing bedroom having a double glazed window, radiator, fitted wardrobes with mirror fronted sliding doors.

### Bedroom 3

10'6"1" max x 10'1" max

Double glazed window, radiator, fitted wardrobes with sliding doors.

### Bathroom

Suite comprising low level wc, wash hand basin on vanity unit, free standing bath, shower, recessed spot lighting, double glazed window, towel radiator.

### Externally

Externally the property has a front paved driveway for off street parking and to the rear there is a lawned garden, patio area and a gate to access the rear of the property.

### Former Garage

The former garage has been reduced for storage only and is accessed via electric roller shutter.

### 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

### 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.

# M I C H A E L   H O D G S O N

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