



MICHAEL HODGSON

estate agents & chartered surveyors

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WINDMILL SQUARE, SUNDERLAND

£375,000

An exciting opportunity to purchase a superb 4 bd semi detached bungalow that has been modernised, improved and extended by the current owners and will not fail to impress all who view. The bungalow is ideally located on the cul-de-sac of Windmill Square in Fulwell which is a highly sought after location providing convenient access to Seaburn metro Station, Sea Road shops and amenities as well as excellent transport links to Sunderland City Centre and beyond. The generous yet versatile living space benefits from contemporary decor, a fantastic kitchen with integrated appliances, modern bathroom suites, a security alarm system and CCTV plus many extras of note. The internal living space briefly comprises of: Entrance Vestibule, Inner hall, Living Room, Kitchen / Dining / Family Room, Sitting Room / Study, Utility, Shower Room / WC, Bedroom 1 and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the detached garage and steps up to the house whilst to the rear is an elevated garden. Viewing of this lovely property is highly recommended,

Semi Detached Bungalow

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & Shower Room / WC

Garage & Gardens

Viewing Advised

EPC Rating:

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Entrance Vestibule

Radiator, alarm control panel, tiled floor, leading to:

Inner Hall

Tiled floor, radiator, recess spot lighting, stairs to the first floor, cupboard under the stairs.

Living Room

14'2" max x 11'5" max

The living room has a double glazed bay window, radiator, herringbone one style tiled floor, media wall with modern electric fire, space for a high level TV

Kitchen / Dining Room / Family Room

22'3" x 15'0"

A stunning open plan room having double glazed window to the rear elevation, large sliding patio door to the garden, two radiators, two sky lights, herringbone tiled floor, recess spot lighting.

The kitchen has a range of floor and wall units, quartz worktops with matching splashbacks, inset sink and mixer tap with hot water tap, AEG electric hob with inset extractor, AEG electric oven, AEG microwave and warming drawer, full height fridge and freezer. There is a central island with storage cupboard below, quartz worktops and breakfast bar

Study / Sitting Room

10'8" x 10'0"

A versatile space currently used as a home office/sitting room, radiator, glazed French doors leading to the kitchen / dining room

Bedroom 1

11'11" max x 14'0" to bay

Front facing, double glazed bay window, radiator

Utility

4'4" x 8'3"

Plumbed for washer and dryer, tiled floor, double glazed door to the garden, wall mounted gas boiler, radiator, recess spotlighting

Shower Room / WC

Modern white suite comprising wall hung WC, wall hung wash basin with mixer tap, radiator, tiled walls and floor, shower with rainfall style showerhead and additional shower attachment, recess spot lighting, extractor

First Floor

Landing, recess spot lighting, velux style window

Bedroom 2

11'3" x 18'3"

Front facing, two double glazed windows, radiator, stunning views

Bedroom 3

11'8" max x 8'3" max

Rear facing, double glazed window, radiator

Bedroom 4

7'8" x 9'11"

Velux style window, T-fall roof in part, radiator,

Bathroom

Contemporary white suite comprising wall hung basin with mixer tap set in a vanity unit, double glazed window, shower with rainfall style shower and additional shower attachment, bath with mixer tap and additional shower attachment, T-fall roof in part, tiled floor

External

Externally there is a front garden and driveway leading to the detached garage and steps up to the house whist to the rear is an elevated garden.

Garage

Detached garage

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

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.

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

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

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