



MICHAEL HODGSON

estate agents & chartered surveyors

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MOINE GARDENS, SUNDERLAND

£299,950

An exciting opportunity to purchase a 3 / 4 bed semi detached bungalow situated on Moine Gardens which is a much sought-after cul-de-sac in the popular Roker suburb of the City, this semi-detached bungalow is located close to an excellent range of shops, amenities including Roker Park, the sea front and local beaches in addition to local transport links. The property offers spacious and versatile accommodation that will not fail to impress all who view briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Bathroom a Ground Floor 4th Bedroom or Reception Room whilst to the First Floor, is a Landing and 3 Bedrooms. Externally there is a lovely mature well stocked front garden, double length resin driveway leading to the house and to the rear is a garden the continues the resin pathway in addition to a paved patio area and stocked raised borders. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow

3 / 4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Ground Floor 4th Bedroom
or Sitting Room

Lovely Property

EPC Rating: TBC



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Entrance Hall

The entrance hall has a radiator, cupboard under the stairs, staircase to the first floor, double glazed bay window to the side elevation.

Living Room

15'1" x 11'11"

The living room has a double glazed window to the front elevation, radiator, modern wall mounted smeg gas fire, opening to the dining room.

Dining Room

11'10" x 13'3"

The dining room has a double glazed bay window to the rear elevation, radiator.

Bedroom 4 or Sitting Room

13'10" to bay x 13'4"

Ground floor 4th bedroom or reception room. Double glazed bay window, radiator, full range of fitted wardrobes.

Kitchen / Breakfast Room

9'10" max x 20'8" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, plumbed for washer and dishwasher, wall mounted gas central heating boiler, space for a freestanding cooker, 2 double glazed windows, door to the rear garden, 2 radiators.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, radiator, bath with mixer tap and shower over, recessed spot lighting, extractor.

First Floor

Landing, loft access.

Bedroom 1

16'2" max x 9'11" max

Front facing, double glazed window, range of fitted wardrobes with storage above the bed space and inset drawers.

Bedroom 2

15'3" max x 9'11" max

Double glazed window and velux style window to the side elevation, radiator, t fall roof in part, recessed spot lighting, storage under the eaves.

Bedroom 3

10'10" x 6'3"

South facing, radiator, t fall roof in part, storage under the eaves.

Externally

Externally there is a lovely mature well stocked front garden, double length resin driveway leading to the house and to the rear is a garden the continues the resin pathway in addition to a paved patio area and stocked raised borders.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 24th June 1966. 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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