



MICHAEL HODGSON

estate agents & chartered surveyors

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## BRIDLE PATH, SUNDERLAND £345,000

We are delighted to bring to the market this detached bungalow situated in an enviable position on the corner of Summerhill and Bridle Path in Middle Herrington which offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. The property offers huge potential to a discerning purchaser and must be viewed to be fully appreciate. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Dining Room or Living Room, Kitchen / Breakfast Room, Utility, Shower Room, 2 Bedrooms and a Loft Room accessed via spiralled stairs from the Entrance Hall. Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is unreservedly recommended to fully appreciate the home and potential on offer.

Detached Bungalow

Living Room or 3rd  
Bedroom

Kitchen / Breakfast Room

No Chain Involved

2 / 3 Bedrooms

Dining Room or Living  
Room

Garage & Gardens

EPC Rating: D



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## Entrance Vestibule

Tiled floor, leading to:

## Inner Hall

Radiator, spiralled staircase to the first floor loft room.

## Living Room or 3rd Bedroom

15'7" to bay x 12'1"

The living room has a double glazed bay window to the front elevation, timber framed double glazed window to the side elevation, fireplace with gas fire, double radiator.

## Dining Room or Living Room

15'1" x 10'10"

The dining room has a timber framed double glazed window to the side elevation, double radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

## Kitchen / Breakfast Room

8'4" x 14'6"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double radiator, timber framed double glazed window, door to the rear garden, breakfast bar, electric oven.

## Utility Room

8'8" x 5'1"

Tiled floor, plumbed for washing machine, door to the garage.

## Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, timber framed double glazed window, corner shower cubicle.

## Bedroom1

13'2" x 14'9" to bay

Front facing, having a timber framed double glazed window overlooking the front garden, two radiators, timber framed double glazed window to the side elevation, recessed wardrobe.

## Bedroom 2

12'10" max x 12'4" max

Rear facing, double radiator, recessed wardrobe.

## Loft Room

Accessed via a spiralled stair case from the entrance hall, two timber framed double glazed windows, two storage cupboards=, t-fall roof

## Garage

29'7" max x 13'2" max

Accessed from the front and rear garden via an electric roller shutter and an up and over garage door to the front elevation.

## Externally

Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house.

## COUNCIL TAX

The Council Tax Band is Band E.

## TENURE

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

