



MICHAEL HODGSON

estate agents & chartered surveyors

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GOATHLAND DRIVE, SUNDERLAND

£219,950

A superb 2 bed extended detached bungalow situated on Goathland Drive in Tunstall offering an excellent location providing easy access to Doxford International Business Park, the A19, local schools, Morrison's Superstore in addition to Sunderland City Centre. The property itself has been extended to the rear and benefits from generous living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms, En Suite and Shower Room. Externally there is a front lawned garden, side driveway which is block paved in part leading to the garage and to the rear is a garden with raised patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.

Detached Bungalow

2 Shower Rooms

Kitchen / Breakfast Room

No Chain Involved

2 Bedrooms

Living Room

Garage & Gardens

EPC Rating: D



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Entrance Porch

Tiled floor, double glazed window leading to the inner hall.

Inner Hall

Radiator, storage cupboard, leading to the kitchen / breakfast room and the living room.

Kitchen / Breakfast Room

8'9" x 14'8"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer, electric oven with extractor over, breakfast bar, plumbed for washer, 2 double glazed windows, integrated fridge and freezer, recessed spot lighting, door to the side.

Living Room

16'5" x 11'10"

The living room has a double glazed bay window, radiator, wall mounted modern electric fire

Inner Hall

Loft access.

Bedroom 1

9'5" x 19'1"

Rear facing, double glazed window, double radiator, recessed fitted wardrobe, range of fitted wardrobes with matching side tables.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity, extractor, corner shower cubicle, tiled walls and floors.

Bedroom 2

15'0" x 8'8"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Shower Room

White suite comprising of a low level WC, pedestal basin with mixer tap, corner shower cubicle, tiled walls and floor, extractor.

Externally

Externally there is a front lawned garden, side driveway which is block paved in part leading to the garage and to the rear is a garden with raised patio area.

Garage

Accessed via an 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

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

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