



MICHAEL HODGSON

estate agents & chartered surveyors



BOWOOD CLOSE, SUNDERLAND

£259,950

This 4 bedroom detached house commands a superb position on Bowood Close on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The living accommodation briefly comprises of: Entrance Hall, Living Room, Ground Floor Bedroom, Sitting Room, Kitchen/ Dining Room, Utility, Wc. To the first floor there are 4 bedrooms one currently being used as a dressing room, En Suite and Family Bathroom. Externally the property has a front driveway for off street parking whilst to the rear there is a lovely garden with gravelled area, decking area and storage shed that has been converted into a bar.

Detached House
Living Room
Bathroom & En Suite
Must Be Viewed

4/5 Bedrooms
Kitchen/ Dining Room
Rear Garden
EPC Rating



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Entrance Hall

Radiator

Living Room

12'5" x 15'2" to bay

Front facing living room having a boxed bay double glazed window, radiator, feature electric fire place.

Bedroom

8'4" x 13'4"

Front facing double glazed window, Fitted wardrobes with sliding doors.

Sitting Room

8'7" max x 20'5" max

The sitting room has double glazed french doors to the rear. Stairs to first floor, cupboard under the stairs. radiator, opening on to kitchen/ breakfast room.

Kitchen/ Dining Room

16'4" max x 9'8" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, space for a dishwasher. Integrated oven, gas hob with extractor over, space for fridge. There are two double glazed windows, double glazed doors to the rear and a radiator.

Utility

5'4" max x 4'6"

The utility is plumbed for a washer, radiator

WC

Low level WC, pedestal basin and radiator

First Floor

Landing, radiator, loft access

Bedroom

11'5" x 11'9"

Front facing double glazed window, radiator

En suite

Suite comprises of low level WC , pedestal basin, walk in style shower, double glazed window, radiator.

Bathroom

Suite comprises of low level WC, wall hung wash hand basin with storage. Bath with shower over, double glazed window, towel radiator.

Bedroom/dressing room

6'5" x 11'2"

Currently used as a dressing room, has a range of fitted wardrobes and shelving, double glazed window, radiator.

Bedroom

10'4" x 9'8" max

Double glazed window, radiator, Fitted wardrobes with sliding doors

Bedroom

9'8" x 14'5"

Double glazed window, radiator T fall roof in part. Fitted wardrobe with mirror fronted sliding doors.

Externally

Front paved driveway for off street parking. To the rear garden there is a decking area, gravelled area and a storage shed converted in to a bar.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

We are advised by the Vendors that the property is Leashold. Any prospective purchaser should clarify this with their Solicitor (02.07.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 6 June 2003

Term : 99 years from 1 January 2003

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

estate agents & chartered surveyors

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