



MICHAEL HODGSON

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## DANBY CLOSE, SUNDERLAND

£219,950

A superb 2 / 3 bed extended detached bungalow situated on the cul-de-sac of Danby Close 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 / Dining / Sitting Room, Bathroom & En Suite, 3 Bedrooms. Externally there is a front block paved driveway leading to the house and garage in addition to a lawned garden and to the rear a garden with raised decking area and block paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.

Detached Bungalow

2 / 3 Bedrooms

Kitchen / Dining / Sitting Room

Garage & Garden - No Chain Involved

Extended

Living Room

Bathroom & En Suite

EPC Rating: TBC



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### Entrance Hall

Coving to ceiling, tiled floor, recessed spot lighting, storage cupboard with wall mounted gas central heating boiler and alarm control panel

### Living Room

16'7" x 11'10"

The Living Room has a double glazed bay window to the front elevation and an additional double glazed window to the side elevation, radiator, coving to ceiling

### Kitchen / Dining / Sitting Room

24'2" max x 11'2" max

A Lovely open plan room having a tiled floor, three Velux style windows set in a vaulted ceiling in part, bi-folding doors to the garden, radiator and feature radiator to the kitchen area.

The Kitchen has a range of floor and wall units, sink and drainer, with mixer tap, integrated washer, dryer, dishwasher, two electric oven, integrated microwave, central island with breakfast bar, electric hob with extractor over.

### Bedroom One

10'0" x 20'11"

Rear facing, double glazed window, radiator, recessed wardrobe, vaulted ceiling in part, storage cupboard

### En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, double glazed window, recessed spot lighting, shower with tiled surround, extractor

### Bedroom Two

8'5" x 12'5"

Front facing, double radiator, recessed spot lighting, loft access, wood stripped floor, recessed wardrobe

### Bedroom Three or Dining Room

8'5" x 11'5"

A versatile room having double glazed French doors to the side elevation, laminate floor, double radiator, could be used as a 3rd bedroom or dining room

### Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with shower attachment over, recessed spot lighting, extractor, tiled floor, chrome towel radiator, shower with tiled surround

### Externally

Externally there is a front block paved driveway leading to the house and garage in addition to a lawned garden and to the rear a garden with raised decking area and block paved patio area

### Garage

Single garage accessed via an electric roller door

### TENURE

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

### 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

### 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.

# M I C H A E L   H O D G S O N

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