

MICHAEL HODGSON

estate agents & chartered surveyors



ROSARY GARDENS, SUNDERLAND
£224,995

We are delighted to welcome to the market this immaculately presented modern 3 bedroom semi detached house situated on the newly constructed Potters Hill development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from gas central heating, double glazing, contemporary décor and briefly comprises of: Entrance Hall, Kitchen / Breakfast Room, WC, Living Room and to the First Floor, Landing, 3 Bedrooms one with En Suite and Bathroom. Externally there is a front block paved driveway for off street parking, whilst to the rear is a lawned garden, patio area, decking area, garden shed and side gate. Viewing is highly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen/ Breakfast Room
- Bathroom & En Suite
- Rear Garden
- Off Street Parking
- EPC Rating









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Entrance Hall
The entrance hall has stairs to the first floor, radiator, cupboard under the stairs.

WC
Low level WC, pedestal basin, radiator.

Living Room
10'1" x 18'5"
The living room has two front facing double glazed windows, radiator.

Kitchen/Breakfast Room
12'5" max x 17'1" max
The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, sink and drainer with mixer tap, integrated dishwasher, electric oven, electric hob with extractor over, integrated fridge/freezer, integrated washing machine, double glazed window, radiator, double glazed window, French doors to the rear.

First Floor
Landing with loft access, radiator, storage cupboard.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window, towel radiator.

Bedroom 1
12'8" max x 10'2" max
Front facing double glazed window, radiator, mirror fronted fitted wardrobes with sliding doors.

En Suite
Suite comprising of a low level WC, pedestal basin, shower, towel radiator, double glazed window.

Bedroom 2
10'0" max x 10'7" max
Rear facing double glazed window, radiator.

Bedroom 3
7'9" x 7'5"
Rear facing, double glazed window, radiator.

Externally
Externally there is a front block paved driveway for off street parking, whilst to the rear is a lawned garden, patio area, decking area, garden shed and side gate.

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

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