



MICHAEL HODGSON

estate agents & chartered surveyors

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HILL VIEW GARDENS, SUNDERLAND

£299,950

An exciting opportunity to purchase a lovely 3 semi detached house situated on the cul-de-sac of Hill View Gardens which is just off Crosslea Avenue and Queen Alexandra Road commanding an exceptional location boasting convenient access to local shops, amenities, transport links to both the A19 and Sunderland City Centre. The property briefly comprises of: Entrance Hall, Living Room, Sitting Room / Study, Kitchen/ Dining Room and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio area, lawn in addition to a garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended to fully appreciate the property and location on offer.

Semi Detached House
Living Room
Lovely Property
No Chain Involved

3 Bedrooms
Kitchen / Dining Room
Study / Reception Room
EPC Rating: TBC



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Entrance Hall

A spacious entrance hall having a double radiator, double glazed window, stairs to the first floor, cupboard under the stairs, cloaks cupboard.

Sitting Room

11'2" x 14'6"

A versatile room having that is currently used as a sitting room / study having a double glazed bay window, radiator, fitted study area with desk and storage.

Living Room

20'10" x 12'9"

The living room has 2 double radiators, multi fuel stove, inset shelving to 2 alcoves, double glazed french doors to the garden.

Kitchen / Dining Room

17'9" x 11'5"

The kitchen has a range of floor and wall units, tiled splashback, breakfast bar, tiled floor, radiator, electric oven, gas hob, sink and drainer with mixer tap, door to the garden.

First Floor

Landing.

Bedroom 1

12'5" x 10'11"

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

Bedroom 2

12'7" x 11'1"

Rear facing, double glazed window, radiator.

Bedroom 3

6'6" x 9'1"

Front facing, double glazed window, full range of fitted wardrobes.

Bathroom

Bath with mixer tap and shower over, chrome towel radiator, wash hand basin with mixer tap double glazed window, recessed spot lighting, tiled walls and floor.

WC

Low level WC, double glazed window, tiled walls and floor, recessed spot lighting.

Externally

Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio area, lawn in addition to a garden shed.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property 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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