

MICHAEL HODGSON

estate agents & chartered surveyors



FRIARSFIELD CLOSE, SUNDERLAND
£265,000

We welcome to the market this well presented 3 bed detached bungalow situated in an elevated position on the cul-de-sac of Friarsfield Close that must be viewed to appreciate the space and home on offer. Appealing to a wide variety of purchasers the property boasts a much sought after location providing convenient access to Doxford International Business Park, the A19 as well as local shops, schools and amenities. The versatile living space is arranged over two floors and briefly comprises of: Entrance Hall, Living Room, Dining / Sitting Room, Conservatory, Kitchen / Breakfast Room, WC, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the garage whilst to the rear is a well stocked garden having an abundance of plants, trees and shrubs in addition to a patio area and lawn. Viewing is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Detached Bungalow	3 Bedrooms
Living Room	Sitting / Dining Room
Conservatory	Kitchen / Breakfast Room
Garage & Gardens	EPC Rating:









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Entrance Hall
The entrance hall has a radiator, stairs to the first floor, cupboard with wall mounted gas central heating boiler.

Living Room
16'3" max x 13'11" max
The living room has a double glazed box bay window to the front elevation, double radiator and an additional radiator, feature fireplace with electric fire, stairs to the sitting/ dining area.

Sitting / Dining Area
10'9" x 13'0"
Double glazed patio door to the garden, a versatile space with two double radiators, opening to the conservatory.

Conservatory
9'0" x 7'0"
The conservatory has a range of double glazed windows, double radiator.

Kitchen / Breakfast Room
15'9" x 8'11"
The kitchen has a range of floor and wall units, double oven, gas hob with extractor over, tiled floor, radiator, sink and drainer with mixer tap, plumbed for washer, radiator, double glazed window to the front elevation and double glazed door to the rear garden, integrated fridge.

Bedroom 1
18'0" max x 9'11" max
Rear facing double glazed window, double radiator, range of fitted wardrobes with matching side tables and dressing table, loft access.

Bedroom 2
10'9" x 14'9"
Rear facing, double glazed window, radiator, laminate floor, range of mirror fronted fitted wardrobes.

Bedroom 3
10'2" max x 16'3" max
Double glazed window, radiator, laminate floor.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, shower cubicle with rainfall style shower over and an additional shower attachment, double glazed window, radiator, recessed spot lighting.

WC
Low level WC, wash hand basin with mixer tap, double glazed window, radiator.

Externally
Externally there is a front garden and driveway leading to the garage whilst to the rear is a well stocked garden having an abundance of plants, trees and shrubs in addition to a patio area and lawn.

Garage
21'3" x 8'3"
Integral garage accessed via an electric roller shutter

COUNCIL TAX
The Council Tax Band is Band D

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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