



MICHAEL HODGSON

estate agents & chartered surveyors



CELANDENE GARDENS, SUNDERLAND

£309,950

We offer to the market this immaculately presented 4 bedroom detached house located on Celandene Gardens on Potters Hill. The property is situated close to local schools, shops, amenities, Doxford International Business Park, as well as road links to the A19. The property itself briefly comprises Entrance Hall, wc, Living Room, Kitchen/ Breakfast Room and to the First Floor 4 Bedrooms one with En suite and a Family Bathroom. Externally there is a front block paved driveway for off street parking leading to the garage, to the rear of the property is a lawned garden and patio area. Viewing of this property is highly recommended.

Detached House

4 Bedrooms

Immaculately Presented

Bathroom & En Suite

Rear Garden

Garage

Viewing Recommended

EPC Rating: B



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Entrance Hall

The entrance hall has stairs to the first floor, radiator, Antico flooring.

WC

Low level WC, pedestal basin, radiator.

Living Room

18'0" max x 10'11" max

The living room has a front facing double glazed window, two radiators.

Kitchen/Dining Room

12'1" max x 16'5" max

The kitchen has a range of floor and wall units, integrated fridge freezer, stainless steel sink and drainer, integrated oven, gas hob with extractor over, integrated dishwasher, double glazed window, double glazed French doors to the rear garden, radiator, storage cupboard with space for a washing machine, antico flooring.

First Floor

Landing, double glazed window, loft access, radiator, storage cupboard with wall mounted gas central heating boiler.

Bedroom 1

10'11" max x 14'0" max

Front facing, double glazed window, radiator.

En Suite

Suite comprising of a low level WC, wall hung wash hand basin, bath, double glazed window, towel radiator.

Bedroom 2

12'10" max x 8'2" max

Rear facing, double glazed window, radiator, fitted wardrobes with sliding doors.

Bedroom 3

8'0" x 11'1"

Rear facing, double glazed window, radiator, fitted wardrobe with sliding doors.

Bedroom 4

10'5" x 9'0"

Front facing, radiator, double glazed French doors to a Juliet balcony.

Externally

Externally there is a front block paved driveway for off street parking leading to the garage, to the rear of the property is a lawned garden and patio area.

Garage

The garage is accessed via an up and over door.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

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

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

estate agents & chartered surveyors

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