



MICHAEL HODGSON

estate agents & chartered surveyors

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GREENCHAPEL WAY, SUNDERLAND £239,950

We welcome to the market this well presented modern 3 bed semi detached town house that will not fail to impress all who view being 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, modern bathroom suites and many extras of note. The internal living space briefly comprises of: Entrance Hall, Kitchen / Dining Room, WC, Living Room and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and an En Suite. Externally there is a front double width paved driveway and to the rear is a garden with paved patio area and lawn. Viewing of this lovely home is highly recommended.

Semi Detached House
Living Room
Bathroom & En Suite
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Lovely Property
EPC Rating: B



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Entrance Hall

Tiled floor, radiator, cupboard under the stairs.

Living Room

10'0" x 17'9"

The living room has two double glazed windows, radiator.

Kitchen / Dining Room

17'1" max x 12'6" max

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric oven, 5 ring gas hob with extractor over, tiled floor, radiator, integrated fridge / freezer, dishwasher, washing machine, cupboard with wall mounted gas central heating boiler.

WC

Low level WC, part tiled walls, tiled floor, pedestal basin with mixer tap.

First Floor

Landing, radiator, storage cupboard.

Bedroom 1

12'9" x 10'2"

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

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, shower with tiled splashback, rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, chrome towel radiator, double glazed window, part tiled walls and tiled floor.

Bedroom 2

Rear facing, double glazed window, radiator.

Bedroom 3

7'3" x 7'10"

Rear facing, double glazed window, radiator.

Bathroom

10'3" x 10'8"

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, chrome towel radiator, double glazed window, tiled floor, recessed spot lighting, extractor.

Externally

Externally there is a front double width paved driveway and to the rear is a garden with paved patio area and lawn.

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

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

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