



MICHAEL HODGSON

estate agents & chartered surveyors



DILSTON GARDENS, SUNDERLAND

Offers Over £259,950

This 2 bedroom link semi detached dutch style bungalow is situated in the popular area of St Gabriels on the cul-de-sac of Dilston Gardens being close to local schools, shops and amenities as well as Sunderland Royal Hospital and Sunderland City Centre. The versatile living accommodation briefly itself comprises of: Entrance Hall, Living Room or Bedroom 2, Sitting Room, Conservatory, Kitchen / Breakfast Room, Utility, Shower Room, Bedroom 2 and to the First Floor a Loft Room. Externally there is a front block paved driveway and a lovely rear garden with patio area, inset artificial grass lawn and a summer house. Viewing is highly recommended to fully appreciator the space, home and location on offer.

Semi Detached Bungalow	2 Bedrooms
Sitting Room	Conservatory
Kitchen / Breakfast Room & Utility	Lovely Property
Viewing Advised	EPC Rating: TBC



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Entrance Hall

Radiator, laminate floor.

Living Room or 2nd Bedroom

10'6" x 13'4"

Front facing, timber framed double glazed bay window, radiator, feature fire with electric fire. This room is currently used as a living room but could be used as a 3rd bedroom.

Sitting/Dining Room

19'11" max x 13'1", 26'2" max

Rear facing, laminate floor stairs to the first floor, feature fire with electric fire, double glazed French door to the conservatory,

Conservatory

9'1" x 9'6"

Full range of double glazed windows and double glazed French door to the garden.

Kitchen / Breakfast Room

16'10" x 7'0"

The kitchen has a range of floor and wall units, radiator, two timber framed double glazed windows, electric oven, gas hob, cupboard with wall mounted gas central heating boiler, sliding door to the utility, sink and drainer with mixer tap.

Utility

6'2" x 6'10"

Plumbed for washer and dryer, double glazed French doors to the rear garden, radiator.

Shower Room

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, towel radiator, walk in shower.

Bedroom 1

9'0" x 8'5"

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

First Floor

Landing. velux style window, radiator.

Loft Room

13'2" x 12'1"

T fall roof in part, velux style windows, range of fitted wardrobes.

Externally

Externally there is a front block paved driveway and a lovely rear garden with patio area, inset artificial grass lawn and a summer house.

Summer House

Versatile space, double glazed French doors opening to the garden.

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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