



MICHAEL HODGSON

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## EAST BOLDON ROAD, SUNDERLAND £295,000

We welcome to the market this immaculately presented 2 bed semi detached bungalow situated on East Boldon Road in Cleadon and commands an exceptional location for easy access to local shops, amenities as well as transport links to Sunderland, South Shields and further afield in addition to being within walking distance of East Boldon Metro Station. Internally the property has been meticulously improved and modernised by the current owners and will not fail to impress all who view. The living accommodation briefly comprises of: Entrance Porch, Open Plan Living / Dining Room, Kitchen, Cloaks Room, WC, Bedroom 2 or Reception Room and to the First Floor, Landing, Bedroom and a Bathroom. Externally there is a front garden and block paved driveway and to the rear is a lovely garden with block paved patio, lawn and raised decking area to the rear of the garden. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached Bungalow	2 Bedrooms
Living Room / Dining Room	Kitchen
Immaculate Property	Garage & Gardens
Viewing Advised	EPC Rating: TBC



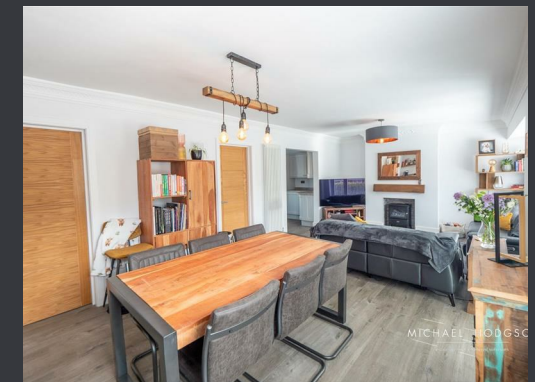
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### Entrance Porch

Double glazed window, double glazed door leading to the living room / dining room

### Living Room / Dining Room

13'6" max x 26'6" max

An open plan living / dining room having two double glazed windows to the front elevation, three radiators, LVT flooring, electric style stove, oak handrail with inset glass panels to the staircase, fitted storage and glass display cabinets.

### Kitchen

10'10" x 11'3"

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap, LVT flooring, space for an American style fridge freezer, integrated dishwasher, microwave and washing machine, double glazed window, double glazed door to the garden, cupboard with wall mounted gas central heating boiler.

### Cloaks Room

LVT flooring, storage cupboards, access to the WC.

### WC

White suite comprising of a low level WC and a wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, LVT flooring.

### Bedroom 2 / Study

9'0" x 11'3"

A versatile room that could be used as a reception room or a ground floor bedroom, LVT flooring, radiator, double glazed window.

### First Floor

Landing.

### Bedroom 1

21'7" max x 16'0" max

A light and airy room having a double glazed window to the rear elevation, radiator, t fall roof in part, two velux style windows, radiator, an L shaped room.

### Bathroom

White suite comprising of a low level WC, chrome towel radiator, shower with rainfall style shower head and an additional shower attachment, freestanding bath with mixer tap and shower attachment, double glazed window, two wash hand basins with mixer taps sat on a vanity unit.

### Externally

Externally there is a front garden and block paved driveway and to the rear is a lovely garden with block paved patio, lawn and raised decking area to the rear of the garden.

### Garage

Detached garage accessed via an electric roller shutter.

### 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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