MICHAEL HODGSON

estate agents & chartered surveyors

BRAEMAR GARDENS, SUNDERLAND
£199,950

This 2 bedroom semi detached bungalow is available with NO ONWARD CHAIN. The property is situated on the cut-de-sac of Braemar Gardens in the sought after area of East Herrington being close to local schools shops, amenities as well as road links to the A19 and Sunderland City Centre. The property itself briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen, Conservatory, Bathroom and 2 Bedrooms. Externally there is a front garden, side driveway leading to the garage and to the rear a generous garden with decking area and lawn. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached Bungalow	2 Bedrooms
Living Room	Kitchen
Conservatory	Garage & Gardens
No Chain Involved	EPC Rating: TBC

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Entrance Porch
Double glazed window, leading to the inner hall.

Inner Hall
Radiator, loft access.

Living Room
15'3" x 11'6"
The living room has double glazed patio doors to the rear garden, radiator.

Kitchen
10'4" x 8'0"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric hob with extractor over, double glazed window, tiled floor, wall mounted gas central heating boiler.

Conservatory
10'0" x 9'7"
Full range of double glazed windows, double radiator, double glazed door to the garden.

Bedroom 1
9'8" x 12'7"
Double glazed window, radiator, range of fitted wardrobes.

Bedroom 2
10'0" x 8'10"
Double glazed window, double radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, chrome towel radiator, tiled walls and floor.

Externally
Externally there is a front garden, side driveway leading to the garage and to the rear a generous garden with decking area and lawn.

Garage
Single garage accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band B.

TENURE
We are advised by the Vendors that the property is held on a long leasehold basis for a term of 999 years from 30th September 1961. 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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