MICHAEL HODGSON

estate agents & chartered surveyors

EAST BOLDON ROAD, SUNDERLAND
£250,000

We welcome to the market this exciting opportunity to purchase a 2 or 3 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. The property is in need of some modernisation and improvements and offers a discerning purchaser huge potential Internally the accommodation offers versatile living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Sitting Room or 3rd Bedroom, Shower Room and 2 Bedrooms. Externally there is a front garden and a double width driveway leading to the house and garage and to the rear is a garden with stocked borders, patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home, potential and location on offer.

Semi Detached Bungalow	2 / 3 Bedrooms
Living Room	Kitchen / Breakfast Room
No Chain Involved	Garage & Gardens
Viewing Advised	EPC Rating: D

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Entrance Hall
Radiator, storage cupboard.

Living Room
14'0" x 11'1"
The living room has a timber framed double glazed window, radiator, fireplace, inset shelving and storage.

Kitchen / Breakfast Room
10'4" x 11'5"
Range of floor and wall units, tiled splashback, double oven, gas hob, stainless steel sink and drainer with mixer tap, double glazed window.

Bedroom 1
11'2" x 12'2"
Front facing, timber framed double glazed window, range of fitted wardrobes.

Bedroom 2
9'1" x 8'5"
Rear facing, double glazed window, range of fitted wardrobes.

Bedroom 3 / Sitting Room
10'8" x 11'5"
Rear Facing, double glazed window, radiator. - Currently used as sitting room but could be used as a 3rd Bedroom

Shower Room
Low level WC, pedestal basin, shower, bath, double glazed window, radiator.

Garage
Attached single garage accessed via an up and over garage door.

Externally
Externally there is a front garden and a double width driveway leading to the house and garage and to the rear is a garden with stocked borders, 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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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