

MICHAEL HODGSON

estate agents & chartered surveyors



BUCKTHORN GARDENS, SUNDERLAND
£269,995

We to welcome to the market this modern 4 bed detached house that must be viewed 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 contemporary decor, gas central heating, double glazing, modern kitchen and bathrooms and many extras of note. The internal living space briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Sitting Room, Utility, WC and to the First Floor 4 Bedrooms one with En Suite and a Family Bathroom. Externally there is a front courtyard garden and decking area and to the rear garden with patio area, wood chipped patio and artificial grass lawn. Viewing of this home is highly recommended to fully appreciate the space and home on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

- Detached House
- 4 Bedrooms
- Living Room
- Kitchen / Dining / Sitting Room
- Garage & Gardens
- Bathroom & En Suite
- No Chain Involved
- EPC Rating:B









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Entrance Hall
Radiator, leading to :

Living Room
18'2" to bay x 11'11"
The living room has a box bay window to the front elevation incorporating three double glazed windows, two radiators.

Reception Room/Study
6'10" x 6'11"
Double glazed window, radiator, a versatile room.

WC
Low level WC, pedestal basin with mixer tap and tiled splashback, radiator, double glazed window.

Kitchen / Dining / Sitting Room
23'3" max x 12'10" max
An open plan room having double glazed French doors to the rear garden, double glazed window to the rear elevation, radiator, storage cupboard.

Kitchen
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, gas hob with extractor over, electric oven, integrated fridge / freezer, dishwasher, wine fridge.

Utility
5'6" x 6'11"
Plumbed for washer and dyer, cupboard with wall mounted gas central heating boiler, radiator.

First Floor
Landing, double glazed window, radiator, loft access, storage cupboard.

Bedroom 1
18'6" to bay x 10'10"
Front facing box bay window incorporating three double glazed windows, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, towel radiator, shower cubicle with tiled splashback, double glazed window, extractor.

Bedroom 2
10'7" x 9'1"
Rear facing, double glazed window, radiator.

Bedroom 3
12'4" x 9'0"
Rear facing, double glazed window, radiator.

Bedroom 4
8'11" x 10'2"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, extractor, towel radiator.

Externally
Externally there is a front courtyard garden and decking area and to the rear garden with patio area, wood chipped patio and artificial grass lawn.

Garage
Single garage in a block with block paved double length driveway.

COUNCIL TAX
The Council Tax Band is Band E.

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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