



Michael Hodgson 

chartered surveyors • estate agents • commercial property consultants

11 Healey Drive

Sunderland, Tyne & Wear SR3 1AJ

£175,000

www.michaelhodgson.co.uk

4 Athenaeum Street • Sunderland • SR1 1QX

Tel: 0191 565 7000

Fax: 0191 510 2226

An immaculately presented 3 bedroomed semi detached house situated on the cul de sac of Healey Drive boasting a much sought after location offering easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre and the A19. The property itself benefits from gas central heating, double glazing, contemporary decor, an extended kitchen, luxury bathroom suite and briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden in addition to a generous side garden and driveway leading to the garage and to the rear a lawned garden with patio area. Viewing of this lovely home is highly recommended.

Entrance Vestibule

Wood floor, stairs leading to the first floor



Living Room

12'9" x 13'6" (3.90 x 4.13)

The living room has a double glazed bay window to the front elevation, radiator, wood floor, modern insert gas fire, coving to ceiling, opening to:



Dining Room

11'0" x 9'6" (3.37 x 2.90)

Wood floor, radiator, coving to ceiling, double glazed patio door to garden



Kitchen / Breakfast Room

21'7" x 7'2" (6.59 x 2.20)

The kitchen has a range of floor and wall units, range cooker with extractor over, tiled floor, breakfast bar, stainless steel sink and drainer with mixer tap, double glazed window to the side elevation, two contemporary radiators, double glazed french doors leading to the garden, coving to ceiling, recessed spot lighting, integrated fridge freezer, dishwasher, washing machine and wine cooler



First Floor

Landing, double glazed window, coving to ceiling, recessed spot lighting, loft access

Bedroom 1

13'3" x 8'7" (4.06 x 2.62)

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



Bedroom 2

9'4" x 9'4" (2.87 x 2.85)

Rear facing, double glazed window, radiator, full range of fitted wardrobes



Bedroom 3

9'10" x 6'6" (3.01 x 1.99)

Side facing, double glazed window, radiator, storage cupboard with wall mounted gas boiler



Bathroom

Contemporary white suite comprising low level wc, wall hung wash hand basin set on vanity unit, bath with mixer tap and shower over, chrome towel radiator, tiled walls and floor, extractor, double glazed window



Externally

Externally there is a front lawned garden in addition to a generous side garden and driveway leading to the garage and to the rear a lawned garden with patio area



Garage single garage

FREE VALUATIONS

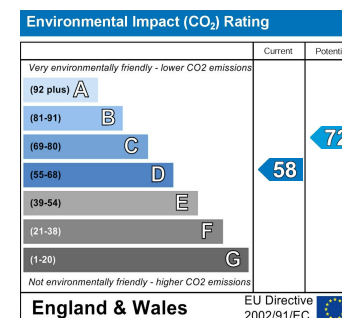
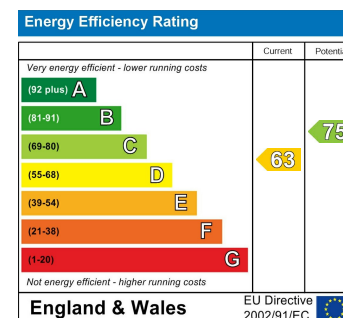
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.



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