



MICHAEL HODGSON

estate agents & chartered surveyors

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## KINETON WAY, SUNDERLAND

£215,000

Michael Hodgson welcome to the market this fantastic opportunity to purchase a 4 bed town house situated on the much sought after Hawksley Grange development in Ryhope which is conveniently located for local amenities, shops as well as excellent transport links to the A19 and Sunderland City Centre. The generous property is arranged over 3 floors providing versatile living space that will not fail to impress all who view benefitting from a new kitchen, new floor coverings, stylish decor and briefly comprising of: Entrance Hall, Bedroom 3 and Bedroom 4, WC / Shower Room, Utility, To the First Floor is a Living Room and Kitchen / Breakfast Room whilst to the Second Floor are 2 Bedrooms, En Suite to Bedroom 1 and a Family Bathroom. There is **NO ONWARD CHAIN INVOLVED**. Viewing of this lovely family home is highly recommended to fully appreciate the space, home and location on offer.

Town House

4 Bedrooms

Living Room

Kitchen / Breakfast Room

Bathroom & En Suite

No Chain Involved

Garage & Garden

EPC Rating: C



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### Entrance Hall

The Entrance Hall has stairs to the first floor, radiator.

### Bedroom 4 / Reception Room

16'9" x 8'5"

A versatile room that could be used as a ground floor 4th bedroom or reception room, double glazed window, radiator.

### Bedroom 3 / Reception Room

8'3" x 11'0"

Ground floor third bedroom or reception room, double glazed window overlooking the rear garden, radiator.

### Utility

6'3" x 6'5"

The utility has a range of floor units, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, door to the rear garden, radiator and extractor.

### WC / Shower Room

White suite comprising low level wc, pedestal basin with mixer tap, shaver point, shower cubicle with tiled surround, radiator.

### First Floor

Landing, radiator, double glazed window, stairs to the second floor.

### Living Room

15'7" x 11'10"

The Living Room has two double glazed windows to the front elevation, two radiators, feature fire place with electric fire.

### Kitchen / Breakfast Room

16'1" x 8'6"

The Kitchen has a new comprehensive range of floor and wall units, 5 ring gas hob with extractor over, sink and drainer with mixer tap, integrated dishwasher, recessed spot lighting, extractor, double glazed French doors opening to a Juliet balcony overlooking the rear garden.

### Second Floor

Landing with radiator, velux style window, storage cupboard.

### Bedroom 1

11'9" max x 15'7" max

Front facing bedroom having a double glazed window radiator and range of fitted wardrobes, full roof in part.

### En suite

En suite comprising low level wc, pedestal basin with mixer tap, radiator, shower cubicle with tiled surround shaver point, recessed spot lighting, extractor.

### Bedroom 2

8'5" x 10'0"

Rear facing, double glazed window, radiator, loft access.

### Bathroom

Suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap, shower cubicle with tiled surround, partially tiled walls, radiator, recessed spot lighting, shaver point.

### Garage

Attached single garage accessed via and up and over door.

### Externally

c

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### 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.

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

