



MICHAEL HODGSON

estate agents & chartered surveyors

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BOWOOD CLOSE, SUNDERLAND

Offers Over £185,000

An exciting opportunity to purchase a 3 bed detached house situated on Bowood Close on the much sought after Tunstall Grange development which offers an excellent location providing easy access to well respected schools, amenities, shop as well as being within easy reach of the A19, Sunderland City Centre and Doxford International Business Park. The property internally comprises of: Entrance Vestibule, Living Room, Inner Hall, WC / Cloaks, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms, Bathroom and En Suite. Their garage has been converted into a reception room. Externally there is a front lawned garden and driveway whilst to the rear there is a garden with paved patio, decking area and lawn. Viewing of this lovely home is highly recommended.

Detached House
 Living Room
 No Chain Involved
 bathroom & En Suite

3 Bedrooms
 Kitchen / Dining Room
 Viewing Advised
 EPC Rating: C

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Entrance Vestibule

Radiator, alarm control panel

Inner Hall

Radiator, stairs to first floor

WC

Wall hung wc, wash hand basin with mixer tap set on a vanity unit, part tiled walls, chrome towel radiator, extractor

Living Room

16'3" to bay x 10'8"

The Living Room has a double glazed box bay window to the front elevation, radiator

Sitting Room

17'0" x 7'10"

Formerly the garage having double glazed French doors to the front elevation, radiator, laminate floor

Kitchen/Dining Room

19'6" ax x 10'8"

The Kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, double glazed window, recessed spot lighting, cupboard with wall mounted gas central heating boiler, plinth heater, plumbed for washing machine, double glazed patio door to the conservatory

Conservatory

9'7" x 9'6"

The Conservatory has a range of double glazed windows, double glazed doors leading to rear garden, tiled floor

First Floor

Landing, double glazed window, storage cupboard, loft access

Bedroom One

13'1" x 10'6"

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

En Suite

Suite comprising low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, shower with Rainfall style showerhead and an additional shower attachment, towel radiator, double glazed window

Bedroom Two

10'6" x 11'1"

Rear facing, radiator laminate floor, range of fitted wardrobes

Bedroom Three

8'2" x 7'8"

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

Bathroom

Modern white suite comprising wall hung wash hand basing with mixer tap set on a vanity unit, free standing bath with claw feet and mixer tap, chrome towel radiator, double glazed window, laminate floor

External

Externally there is a front lawned garden and driveway whilst to the rear there is a garden with paved patio, decking area and lawn

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.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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