



MICHAEL HODGSON  
for sale  
0191 5657000  
www.michaelhodgson.co.uk

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estate agents & chartered surveyors

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## BROCKENHURST DRIVE, SUNDERLAND £259,999

This 4 bedroom extended semi detached house is situated on Brockenhurst Drive in the sought after area of Hastings Hill. Located close to local shops and amenities with road links to the A19 and Sunderland City Centre. The property itself briefly comprising of Entrance Porch, Inner Hall, Living Room, Family Room/ Dining Room, Kitchen, Utility and Wc and to the First Floor 4 Bedrooms, En Suite and Bathroom. Externally the property has a front lawned garden and driveway leading to the attached garage whilst to the rear there is a lawned garden with patio area decking area. This property must be viewed to appreciate the home on offer.

Semi Detached House

Extended

4 Bedrooms

Living Room

Kitchen/ Family/ Dining Room

Garage

Rear Garden with Studio

EPC Rating:



## BROCKENHURST DRIVE, SUNDERLAND

£259,999

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### Entrance Porch

Entrance Porch having Karndean flooring

### Inner Hall

The Inner Hall has Karndean flooring, stairs to first floor, radiator and cupboard under stairs.

### Living Room

13'3" x 12'7"

Front facing Living Room having a double glazed window, feature fire place, radiator, coving to ceiling

### Kitchen

18'2" max x 8'5'8"

The Kitchen has a comprehensive range of wall and floor units, tiled splash back, sink and drainer with mixer tap, electric hob with extractor over, integrated microwave, integrated electric oven, integrated dishwasher, Karndean floor, recess spot lighting, radiator, cupboard with wall mounted gas central heated boiler, opening to the Family Room/ Dining Room

### Family Room/ Dining Room

19'5" max x 19'9" max

Having a large double glazed window, 2 sets of bi folding doors to the rear garden, recess spot lighting, Karndean floor, built-in cupboard and shelving with provision for a wall mounted tv

### Utility

8'10" max x 8'7"

The utility has a range of floor units, plumbed for washer and dryer.

### WC

Low level WC, wall hung wash basin

### First Floor

Landing, access to the loft

### Bedroom

8'11" x 11'2" max

Rear facing bedroom having a double glazed window, radiator, recess spot lighting.

### En suite

White suite comprising of low level WC, wash hand basin on vanity unit, shower, towel radiator, recess spot lighting.

### Bathroom

White suite comprising of a low level WC, pedestal basin, wash hand basin on storage unit, double glazed window, recess spot lighting, tiled walls and floor, chrome towel radiator.

### Bedroom

11'6" x 9'9"

Front facing bedroom having a double glazed window, radiator, range of fitted wardrobes and matching drawers.

### Bedroom

18'0" max x 9'4" max

Front facing having two double glazed windows, two radiators, range of fitted wardrobes with matching drawers.

### Externally

Externally the property has a front gravelled garden and paved drive for off street parking leading to the garage whilst to the rear there is a paved garden with decking area. side gate and Summer House/ Studio.

### Studio/Summer House

14'0" x 10'0"

Double glazed window, recess spot light in part

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band 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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