



MICHAEL HODGSON

estate agents & chartered surveyors

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HORSHAM GARDENS, SUNDERLAND

Offers Over £185,000

This 3 bed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated the home and potential on offer. Ideally located on the cul-de-sac of Horsham Garden in Humbledon just off Hipsburn Drive the property offers easy access to local shops, schools and transport links to both the A19 and Sunderland City Centre. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room / Dining Room, Garden Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front garden and driveway leading to the garage whilst to the rear is a generous garden with paved patio area and lawn. Viewing is highly recommended. There is NO ONWARD CHAIN INVOLVED with the sale.

Semi Detached House
 Living / Dining Room
 Garage & Gardens
 No Chain Involved

3 Bedrooms
 Garden Room
 Freehold | Council Tax Band: C
 EPC Rating: TBC



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Entrance Porch

titled floor, leading to inner hall

Inner Hall

Stairs to the first floor, cupboard under the stairs

Living Rom / Dining Room

24'6" max x 12'2" max

The living room / dining room spans the full depth of house having a large double glazed window to front elevation, fireplace with gas fire, access to the garden room.

Garden Room

11'5" x 8'7"

patio door leading to the garden

Kitchen

7'1" x 11'7"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, door to the utility

Utility

Wall mounted gas central heated boiler, Belfast sink, door to the garden.

Bedroom 1

9'3" x 13'5"

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

Bedroom 2

11'2" x 11'2"

Rear Facing, double glazed window, range of fitted wardrobes

Bedroom 3

8'2" x 6'9"

Front facing, double glazed window, storage cupboard

WC

Double glazed window, low level WC

Bathroom

Pedestal basin, double glazed window, bath

Externally

Externally there a front garden block paved driveway leading to the house and the garage whist to the rear and side is generous lawned garden and paved patio area.

Garage

single garage accessed via an up and over garage door

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is XX. 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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