



MICHAEL HODGSON

estate agents & chartered surveyors

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HATHAWAY GARDENS, SUNDERLAND £210,000

This 3 bed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. Ideally located on the cul-de-sac of Hathaway Gardens which is just off Hipsburn Drive in Barnes offering easy access to local shops transport links to both the A19 and Sunderland City Centre. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Conservatory and to the First Floor, landing, 3 Bedrooms and a Shower Room. Externally there is a front garden and a side driveway leading to the house and garage whilst to the rear is a garden with a paved patio area and stocked borders. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Conservatory

Viewing Advised

No Chain Involved

EPC Rating: D

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Entrance Porch

Tiled floor, leading to the inner hall.

Inner Hall

The inner hall has a feature stained glass window, stairs to the first floor, radiator

Living Room

367 x 423 max

The living room has a timber framed double glazed bay window, radiator, feature fireplace with electric fire, opening to the dining area

Dining Area

16'8" max x 12'3"

The dining area has a bespoke fitted storage cupboard and shelving to the two alcoves, feature fire with electric fire, bi folding doors to the conservatory

Conservatory

9'11" x 9'7"

Full range of timber framed double glazed windows and French doors opening to the rear garden

Kitchen

The kitchen has a range of floor and wall units, granite worktops, two double glazed windows, stainless steel sink with mixer tap, plumbed for washer, double electric oven, electric hob, chrome radiator.

WC

Low level WC, wash hand basin

First Floor

Landing, double glazed window with inset stained glass.

Bedroom 1

428 to the bay x 318

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

Bedroom 2

10'9" x 11'6"

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

Bedroom 3

6'9" max x 7'4" max

Front facing, timber framed double glazed window

Shower Room

White suite comprising of low level WC and a wash hand basin with mixer tap set on a vanity unit, shower cubicle, radiator, double glazed window with inset stained glass, extractor, chrome towel radiator.

Externally

Externally there is a front garden and a side driveway leading to the house and garage whilst to the rear is a garden with a paved patio area and stocked borders.

Garage 1

Attached garage accessed via an up and over garage door. To the rear of the garage is an additional up and over garage door that leads to an inner courtyard and a second garage. wall mounted gas central heating boiler.

Garage 2

Accessed via an up and over garage door

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C

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

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