



MICHAEL HODGSON

estate agents & chartered surveyors

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## BOWOOD CLOSE, SUNDERLAND

£259,950

An impressive 4 bed detached house commanding a superb cul-de-sac position on Bowood Close on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The property offers stylish living accommodation that has been extended to the rear briefly comprising of: Entrance Hall, Living Room, WC, Dining / Sitting Room, Kitchen, Utility and to the First Floor, Landing, 4 Bedrooms, Shower Room and En Suite to Bedroom 1. Externally there is a front driveway leading to the house and garage whilst to the rear a garden with paved patio area, lawn and raised decking area. Viewing of this lovely home is highly recommended.

Detached House  
 Living Room  
 Kitchen & Utility  
 Viewing Advised

4 Bedrooms  
 Sitting / Dining Room  
 Garage & Gardens  
 EPC Rating: TBC

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### Entrance Hall

The entrance hall has Kardean flooring, radiator, stairs leading to the first floor.

### Living Room

11'1" x 17'1"

The living room has a double glazed box bay window to the front elevation, Kardean flooring, radiator.

### Dining Room/Sitting Room

22'10" max x 11'1" max

A open plan dining / sitting room having Kardean flooring, two radiators, a large lantern light, double glazed French doors to the rear garden, double glazed window to the rear elevation, opening to:

### Kitchen

10'1" x 12'3"

The Kitchen has a range of floor and wall units, tile splashbacks, sinless steel sink and drainer with mixer tap, double glazed window, wine cooler, integrated dishwasher, Kardean flooring, electric oven, electric hob with extractor over, recessed spot lighting

### Utiiy

Floor units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, space for free standing fridge freezer, Kardean flooring, radiator, extractor, plumbed for washing machine

### WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, Kardean flooring

### First Floor

Landing, double glazed window to the side elevation, loft access, airing cupboard

### Shower Room

White suite compressing low level wc, pedestal wash hand basin with

mixer tap, shower cubicle wit Rainfall style showerhead and an additional shower attachment, double glazed window, radiator, extort, tiled walls and floor

### Bedroom One

10'10" max x 15'8"

Front facing, double glared window, radiator

### En Suite

White suite comprising low level wc, pedestal wash hand basin with mixer tap, shower cubicle wt Rainfall stickle showerhead and an additional shower attachment, double glazed window, radiator, extractor

### Bedroom Two

8'5" x 9'1"

Front facing, double glazed widow, radiator

### Bedroom Three

11'0" max x 10'9" max

Rear facing, double glazed window, radiator

### Bedroom Four

8'4" x 7'11"

Rear facing, double glazed window, radiator

### External

Externally there is a front driveway leading to the house and garage whilst to the rear a garden with paved patio area, lawn and raised decking area

### Garage

Integral garage

### 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

### 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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