



MICHAEL HODGSON

estate agents & chartered surveyors

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## BARNINGHAM CLOSE, SUNDERLAND

Offers Over £285,000

Available with NO ONWARD CHAIN we welcome to the market this 4 bedroom semi detached house set in a corner plot. Located on Barningham Close in Elstob Place close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Porch, Inner Hall, Living / Dining Room, Kitchen, Utility and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a generous lawned garden with trees and patio area. Viewing is highly recommended.

Semi Detached House

4 Bedrooms

Living Room/ Dining Room

Kitchen & Utility

Garden

Must Be Viewed

No Onward Chain

EPC Rating C

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## Entrance Porch

### Inner Hall

Stairs to first floor, radiator, storage cupboard.

### WC

Low level WC, pedestal basin, double glazed window, radiator.

### Living Room/ Dining Room

25'0" max x 14'11" max

Having a front facing double glazed window, double glazed sliding doors to the rear elevation, wall mounted electric fire, 2 radiators.

### Kitchen

13'5" max x 10'1" max

The kitchen has a range of wall and floor units, sink and drainer with mixer tap, Neff oven steamer microwave oven and plate warmer., electric hob with with extractor over, recessed spot lighting, 2 double glazed windows, radiator.

### Utility

13'1" max x 9'4" max

Range of floor and wall units, space for a dishwasher, wall mounted gas central heating boiler, 2 double glazed windows, radiator, door to the rear, door to the garage.

### First Floor

Landing, double glazed window, loft access, storage cupboard.

### Bedroom 1

11'4" max x 15'0" max

Double glazed window, radiator, fitted wardrobes.

### Bedroom 2

14'2" max x 11'2" max

Double glazed window, radiator, fitted wardrobes.

### Bedroom 3

11'0" x 6'5"

Double glazed window, radiator.

### Bedroom 4

9'9" x 6'10"

Double glazed window, radiator.

### Bathroom

Suite comprising of a low level WC, pedestal basin, underfloor heating, a shower / jacuzzi style bath/steamer, double glazed window, towel radiator.

### Garage

Door to the rear, plumbed for washer, accessed via an electric roller shutter.

### Externally

Externally there is a front lawned garden and driveway for off street parking whilst to the rear there is a generous lawned garden with trees and patio area.

### 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 D.

### 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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