



MICHAEL HODGSON

estate agents & chartered surveyors

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LARKFIELD ROAD, SUNDERLAND

£175,000

We are delighted to offer to the market a 2 bedroom semi detached bungalow situated on Larkfield Road in the sought after area of Tunstall just off Strawberry Bank, close to local amenities, shops and schools. The property is available with NO ONWARD CHAIN and briefly comprises of; Entrance Hall, Living Room, Kitchen / Breakfast Room, Bathroom, WC and 2 Bedrooms. Externally there is a front garden, side block paved driveway leading to the garage and to the rear is a generous mature lawned garden with patio area. Viewing is highly recommended.

Semi Detached Bungalow	2 Bedrooms
Living Room	Kitchen / Breakfast Room
Bathroom & WC	No Chain Involved
Garage & Gardens	EPC Rating: D



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Entrance Hall
Radiator, loft access, alarm control panel.

Living Room
11'7" max x 17'2" max
The living room has a double glazed box bay window to the front elevation, radiator, feature fire with gas fire.

Kitchen / Breakfast Room
10'11" x 11'0"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double glazed window, radiator, door to the side, cupboard with wall mounted gas central heating, oven, gas hob.

Bedroom 1
11'7" x 11'10"
Rear facing, double glazed window, radiator.

Bedroom 2
10'10" x 10'4"
Front facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space.

Bathroom
Bath, pedestal basin, shower cubicle, double glazed windows, radiator.

WC
Low level WC, double glazed window.

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

Garage
9'9" x 18'11"
Garage accessed via an up and over garage door.

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.

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

