



MICHAEL HODGSON

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estate agents & chartered surveyors



## LONGRIDGE SQUARE, SUNDERLAND

£265,000

A superb and immaculately considered 2 bed semi detached bungalow situated at the head of the cul-de-sac of Longridge Square commanding an excellent location providing easy access to Sunderland City Centre, well respected schools, shops and amenities. Internally the property will not fail to impress all who view with the generous living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living / Dining Room, Bathroom. Conservatory, Kitchen, Study / Sitting Area and to the First Floor, Bedroom & En Suite.

Externally there is a front block paved driveway providing off street parking for a number of cars whilst to the rear and side is a lovely mature lawned garden with raised decking area. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow

2 Bedrooms

Living / Dining Room

Kitchen

Conservatory

Bathroom & En Suite

Viewing Advised

EPC Rating: D

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### Entrance Vestibule

Tiled floor, leading to the inner hall.

### Inner Hall

The inner hall has a wood strip floor, radiator.

### Living / Dining Room

23'3" x 11'10"

A lovely open plan living / dining room having a wood strip floor, 2 radiators, double glazed french door to the garden.

### Kitchen

11'1" x 11'2"

The kitchen has a range of floor units, tiled splash back, electric oven, electric hob with extractor over, sink and drainer with mixer tap, double glazed window, radiator, plumbed for washer, cupboard with wall mounted gas central heating boiler.

### Conservatory

12'1" x 9'8"

The conservatory has a full range of double glazed windows, two double glazed doors, wood strip floor, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin, 2 double glazed windows, tiled walls and floor, double radiator, bath with shower over, towel radiator.

### Bedroom 1

12'1" x 15'5"

Front facing, double glazed bay window, radiator,

### Study / Sitting Area

10'10" x 11'8"

Double glazed window, radiator, stairs to the first floor.

### First Floor

Landing, storage under the eaves, radiator.

### Bedroom 2

10'6" x 14'6"

2 Velux style windows, laminate floor, 2 walk in recessed wardrobes, radiator.

### En Suite Bathroom

White suite comprising of a low level WC, pedestal basin with tiled splashback, radiator, tiled floor, velux style window, bath with mixer tap, double radiator, radiator.

### Externally

Externally there is a front block paved driveway providing off street parking for a number of cars whilst to the rear and side is a lovely mature lawned garden with raised decking area.

### COUNCIL TAX

The Council Tax Band is Band C.

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

