



MICHAEL HODGSON

estate agents & chartered surveyors

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WOODVILLE CRESCENT, SUNDERLAND

£275,000

This immaculately presented 3 bed semi detached bungalow is situated on Woodville Crescent in High Barnes and will not fail to impress all who view. The property is ideally location just off Chester Road in High Barnes offering a superb location providing convenient access to the A19, local shops, schools and amenities as well as access to Sunderland City Centre. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Shower Room, Bedroom 1 and to the First Floor, Landing, 2 Bedrooms, Storage Cupboard. Externally there is a front garden and side driveway leading to the garage whilst to the rear is a lovely garden having a paved patio area, lawn and stocked borders. Viewing of this lovely home is highly recommended.

- | | |
|------------------------|-----------------|
| Semi Detached Bungalow | 3 Bedrooms |
| Living Room | Dining Room |
| Garage & Gardens | Viewing Advised |
| Lovely Property | EPC Rating: D |



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Entrance Hall

The entrance hall has a radiator, storage cupboard.

Living Room

17'0" to bay x 11'11"

The living room has a double glazed bay window to the front elevation, gasc stove style fire, opening to the dining room.

Dining Room

11'10" x 17'4" to bay

The dining room has a double glazed window to the rear elevation , radiator.

Kitchen

16'7" x 9'3"

The kitc hen has a range of floor and wall units, granite worktops with matching splashbacks, radiator. cupboard under the stairs, double glazed french doors to the garden, gas hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, cupboard with wall mounted gas central heating boiler.

Side Porch

4'6" x 14'6"

Range of double glazed windows.

Bedroom 1

12'9" x 13'4" to bay

Front facing, double glazed bay window, radiator.

Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap a on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, double glazed window, recessed spot lighting, extractor.

First Floor

Landing. walk in storage cupboard.

Bedroom 2

22'7" max x 8'6" max

T fall roof in part, 2 velux style windows, range of fitted wardrobes with drawers.

Bedroom 3

13'3" x 8'10"

T fall roof in part, radiator, velux style window, range of fitted wardrobes with fitted draws.

Externally

Externally there is a front garden and side driveway leading to the garage whilst to the rear is a lovely garden having a paved patio area, lawn and stocked borders.

Garage

Accessed via an electric roller shutter.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 13 th May 1936 with a ground rent of £5.25 per annum. 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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