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estate agents & chartered surveyors

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## HAWTHORN MEWS, SUNDERLAND

£359,950

Nestled in the charming cul-de-sac of Hawthorn Mews just off Sea View Road, Fir Tree Cottage is a delightful 4 bed detached bungalow offering a superb opportunity for a discerning purchaser. The property is ideally located for access to shops, local amenities and transport links.

Upon entering, you will be greeted by a warm and inviting atmosphere, with spacious living areas that provide ample room for relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the home is both functional and welcoming. The generous and versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility Area, WC, Inner Hallway, Family Bathroom, 4 Bedrooms and an En Suite.

The bungalow features 4 well-proportioned bedrooms, providing a restful haven for all family members or guests. The kitchen is well equipped making it a joy to prepare meals and gather with loved ones. Externally there is a front lawned garden and a rear paved courtyard in addition to two allocated parking spaces set within the external courtyard.

There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate the property and location on offer.

Detached Bungalow

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

No Chain Involved

Viewing Advised

EPC Rating: C



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### Entrance Hall

The entrance hall has a tiled floor, radiator, ornate feature fireplace, storage cupboard.

### Living Room

16'6" x 18'10"

A generous living room having a feature brick fireplace with log burner, 2 radiators, double radiator, double glazed french doors to the front garden.

### Kitchen/Dining Room

28'4" x 10'10"

The kitchen has a range of floor and wall units, breakfast bar, cupboard with wall mounted gas central heating boiler, tiled floor, Belfast sink with mixer tap, range coker. 3 double glazed windows, glass display cabinet, 2 radiators, opening to:

### Utility Area

8'0" x 4'4"

Plumbed for washer and dryer, radiator 2 double glazed windows, tiled floor.

### WC

Low level WC, pedestal basin with mixer tap, part tiled walls, double glazed window, chrome towel radiator.

### Bedroom 1

19'8" max x 16'3" max

The master bedroom has two Radiators, 3 double glazed windows.

### En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, shower cubicle, tiled floor, recessed spot lighting.

### Bathroom

Suite comprising of a low level WC, freestanding roll top bath with mixer tap and claw feet, his and hers wash hand basin with mixer taps,

walk in wet room style shower with tiled splashback, chrome towel radiator, extractor.

### Bedroom 2

16'5" max x 13'1" max

2 Double glazed windows, radiator.

### Bedroom 3

13'4" x 16'6"

Double glazed window, 2 radiators.

### Bedroom 4

11'3" x 9'9"

2 Double glazed windows, radiator.

### Externally

Externally there is a front lawned garden and a rear paved courtyard in addition to two allocated parking spaces set within the external courtyard.

### TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band E.

# M I C H A E L   H O D G S O N

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