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estate agents & chartered surveyors

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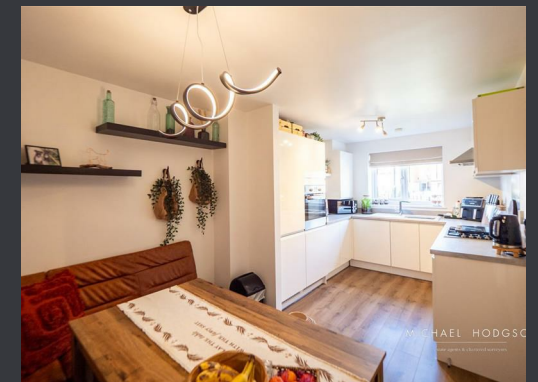


GREENCHAPEL WAY, SUNDERLAND

£259,950

We are delighted to welcome to the market this well presented modern 4 bed three storey semi detached town house that will not fail to impress all who view being situated on the newly constructed Potters Hill development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from gas central heating, double glazing, contemporary décor, modern bathroom suites and many extras of note. The internal living space is arranged over 3 floors and briefly comprises of: Entrance Hall, Kitchen / Dining Room, WC, Living Room and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and to the Second Floor, Landing, Bedroom 1 with Dressing Room and En Suite. Externally there is a front garden and to the rear garden with paved patio and decking area in addition to stairs access to the rear double length driveway and garage. Viewing of this lovely home is highly recommended.

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Entrance Hall
Radiator, storage cupboard, stairs to the first floor.

Living Room
15'5" x 15'6"
The living room, has two double glazed windows, double glazed french door to the garden, radiator, laminate floor.

Kitchen/Dining Room
17'2" x 8'5"
The kitchen has a range of floor and wall units, integrated fridge, freezer, dishwasher, washer/dryer, cupboard with wall mounted gas central heating boiler, double glazed window, laminate floor, sink and drainer with mixer tap, radiator, electric oven, gas hob with extractor over.

WC
Low level WC, wash hand basin with mixer tap sat on vanity, radiator, double glazed window, laminate floor.

First Floor
Landing.

Bathroom
White suite comprising of a low level WC, wash hand basin, bath with mixer tap, tiled splashback, extractor, radiator, shower cubicle with tiled splashback.

Bedroom 2
15'6" max x 12'6" max
Rear facing, double glazed window, radiator.

Bedroom 3
10'4" x 8'2"
Rear facing, double glazed window, radiator.

Bedroom 4
7'1" x 7'4"
Front facing, double glazed window, radiator.

Second Floor
Landing.

Bedroom 1
11'7" x 14'7"
Double glazed window, radiator, storage cupboard opening to a dressing area.

Dressing Area
7'3" x 3'6"

En Suite
White suite comprising of a low level WC, radiator, velux style window, wash hand basin, shower with tiled splashback, extractor.

Externally
Externally there is a front garden and to the rear garden with paved patio and decking area in addition to stairs access to the rear double length driveway and garage.

Garage
Single garage accessed via an up and over garage door in addition to a double length block paved driveway.

COUNCIL TAX
The Council Tax Band is Band D.

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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