



MICHAEL HODGSON

estate agents & chartered surveyors

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# EAST BOLDON ROAD, SUNDERLAND

## £274,950

We welcome to the market this superb 3 bed semi detached house situated on East Boldon Road in Cleadon and commands an exceptional location for easy access to local shops, amenities as well as transport links to Sunderland, South Shields and further afield in addition to being within walking distance of East Boldon Metro Station. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Side Passage with Utility & Wc whilst to the First Floor there are 3 Bedrooms and a Bathroom, Externally there is a front garden and driveway providing off street parking and to the rear a generous garden with lawn and patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House  
Living Room  
Kitchen  
No Chain Involved

3 Bedrooms  
Dining Room  
Viewing Advised  
EPC Rating: D



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Entrance Hall  
Double glazed window, cupboard under the stairs, stairs to the first floor, radiator.

Living Room  
14'0" x 11'1"  
The living room has a double glazed bay window to the front elevation, feature fireplace, double radiator.

Dining Room  
10'3" x 11'4"  
Laminate floor, radiator.

Kitchen  
10'2" x 11'0"  
The kitchen has a range of floor and wall units, tiled splashback, plumbed for washer, space for a freestanding cooker, stainless steel sink and drainer with mixer tap, storage cupboard, double radiator,

Side Passage  
Side storage with utility room and a WC with low level WC incorporating a wash hand basin with mixer tap, double glazed window door to the front and rear garden.

First Floor  
Landing, double glazed window.

Bathroom  
White suite comprising of a low level WC, corner shower cubicle with electric shower, wash hand basin with mixer tap sat on a vanity unit, double glazed window, recessed spot lighting, extractor, bath with shower attachment and mixer tap, chrome towel radiator, tiled floor and walls.

Bedroom 1  
14'2" x 7'3"  
Rear facing, double glazed window, radiator, 2 recessed storage cupboards.

Bedroom 2  
Front facing, double glazed window radiator, laminate floor, recessed storage cupboards.

Bedroom 3  
9'5" x 8'0"  
Front facing, double glazed window, radiator.

Externally  
Externally there is a front garden and driveway providing off street parking and to the rear a generous garden with lawn and patio area.

COUNCIL TAX  
The Council Tax Band is Band B

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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