



MICHAEL HODGSON

estate agents & chartered surveyors

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BUCKINGHAM, SUNDERLAND  
£125,000

This 2 bed end link bungalow is located on Buckingham on Lakeside Village and is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. The property briefly comprises of; Entrance Hall, Living Room, Kitchen, Inner Hall, 2 Bedrooms, Shower Room and a Conservatory / Garden Room. Externally there is a front forecourt, shared side driveway and patio area and a rear garden. The property is situated in the popular area of Lakeside Village close to Sainsburys Superstore, Durham Road and Doxford International Business Park. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

- |                            |                   |
|----------------------------|-------------------|
| Bungalow                   | End Link          |
| 2 Bedrooms                 | Living Room       |
| Conservatory / Garden Room | No Chain Involved |
| Garage & Gardens           | EPC Rating: TBC   |



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Entrance Hall  
Radiator, clocks cupboard.

Kitchen  
7'9" x 10'11"  
The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, double glazed window, door to the side, tiled floor, wall mounted gas central heated boiler.

Living Room  
11'9" x 16'5"  
The living room has a double glazed window, radiator, feature fire with electric fire.

Inner Hall  
Loft access, storage cupboard.

Bedroom 1  
13'0" x 9'1"  
Rear facing, double glazed window, radiator, recessed wardrobe.

Bedroom 2  
8'9" x 10'4"  
Rear facing, double glazed window, radiator, access to the conservatory / garden room.

Conservatory / Garden Room  
8'6" x 13'7"  
Accessed via bedroom 2, 2 double glazed windows, double glazed french doors to the garden.

Shower Room  
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, extractor, shower cubicle.

Externally  
Externally there is a front forecourt, shared side driveway and patio area and a rear garden.

Garage  
Single Garage in a separate block with driveway

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

COUNCIL TAX  
The Council Tax Band is Band B.

# M I C H A E L   H O D G S O N

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