



MICHAEL HODGSON

estate agents & chartered surveyors

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MARLBOROUGH ROAD, SUNDERLAND

£175,000

We welcome to the market this 2 bed extended semi detached bungalow that is situated on Marlborough Road in Hastings Hill and is likely to appeal to a wide variety of purchasers. Hastings Hill is conveniently located for the A19, local shops and amenities and excellent transport link. The living space briefly comprising of: Entrance Hall, Living Room, 2 Bedrooms, Shower Room, Kitchen / Dining Room. Externally there is a front garden, side driveway and to the rear is a garden with patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is recommended to fully appreciate the space, home and location on offer.

- Semi Detached Bungalow
- 2 Bedrooms
- Living Room
- Kitchen / Dining Room
- Shower Room
- No Chain Involved
- Viewing Advised
- EPC Rating: D



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Entrance Hall
leading to

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

Living Room
12'1" x 18'1"
The living Room has a large double glazed bay window to the front elevation, radiator, fireplace with gas fire.

Kitchen / Dining Room
20'11" x 9'1"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, tiled floor, 3 double glazed windows.

Bedroom 1
10'0" x 13'5"
Rear facing, double glazed window, radiator, range of mirror fronted fitted wardrobes.

Bedroom 2
9'5" x 11'2"
Front facing, double glazed window, radiator, laminate floor, fitted wardrobes with matching drawers.

Shower Room
Low level WC, pedestal basin, towel radiator, double glazed window, shower with rainfall style shower head and a additional shower attachment, cupboard with wall mounted gas central heating boiler.

Externally
Externally there is a front garden, side driveway and to the rear is a garden with patio area and lawn.

Garage
24'0" x 7'11"
Accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE

M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

