



MICHAEL HODGSON

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MEADOW GARDENS, SUNDERLAND

£249,950

This lovely 3 / 4 bed semi detached bungalow must be viewed to be fully appreciated being nestled on the sought after cul-de-sac of Meadow Gardens just off Bainbridge Avenue and Crosslea Avenue. The property commands a superb location being within easy reach of local shops and amenities as well as the regions transport links. Internally the property boasts versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room or Ground Floor Bedroom, Sitting Room, Kitchen, Shower Room and to the First Floor 3 Bedrooms. Externally there is a front garden and driveway leading to the garage and to the rear is a garden with paved patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow	3 / 4 Bedrooms
Living Room	Sitting Room
Versatile Living Space	No Chain Involved
Viewing Advised	EPC Rating: E



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Entrance Hall
Herringbone style wood floor, cupboard under the stairs, return staircase to the first floor.

Living Room
12'1" x 14'7"
The living room has a double glazed window to the front elevation, feature fire, double radiator.

Dining Room / 4th Bedroom
13'0" max x 12'10" max
A versatile room that could be used as a reception room or ground floor 4th Bedroom, front facing, double glazed bay window, fireplace, radiator.

Sitting Room
11'11" x 13'3" max
The sitting room has a bay window to the rear elevation, incorporating double glazed windows and double glazed door to the garden, radiator with cover, wood strip floor.

Shower Room
Wet room style shower room, having a wall hung wash hand basin with mixer tap, low level WC, double glazed window, chrome towel radiator, recessed spot lighting, walk in shower, extractor.

Kitchen
14'1" max x 12'8" max
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, 2 radiators, 3 double glazed windows, electric oven, breakfast bar.

First Floor
Landing.

Bedroom 1
17'0" max x 12'3" max
Double glazed window to the front and rear elevation, radiator, range of fitted wardrobes.

Bedroom 2
9'8" max x 10'10" max
Side facing, double glazed window velux style window, double radiator, t fall roof in part.

Bedroom 3
6'6" x 10'0"
Side facing, double glazed window, double radiator, storage under the eaves, t fall roof in part.

Externally
Externally there is a front garden and driveway leading to the garage and to the rear is a garden with paved patio area and lawn.

Garage
Single garage.

TENURE
We are advised by the Vendors that the property is held on a leasehold basis for a term of 999 years from 13th May 1930. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band D.

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

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