



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## 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

MICHAEL HODGSC  
estate agents & chartered surveyors



MICHAEL HODGSC  
estate agents & chartered surveyors

MICHAEL HODGSC  
estate agents & chartered surveyors

MICHAEL HODGSC  
estate agents & chartered surveyors

MICHAEL HODGSC  
estate agents & chartered surveyors

## MEADOW GARDENS, SUNDERLAND

£249,950

---

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

