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CHANDOS, SUNDERLAND £249,950

An immaculately presented 3 bed detached house situated at the head of the cul-de-sac on Chandos in Thirstley Wood which commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The property benefits from contemporary decor and spacious living accommodation briefly comprises of: Entrance Hall, Living / Dining Room, Kitchen, Utility, WC and to the First floor, landing, 3 Bedrooms, Bathroom and En Suite. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely mature rear garden stocked with an abundance of plants, trees and shrubs in addition to a paved patio area and lawn. Viewing of this lovely home is highly recommended.

Detached House
Living / Dining Room
Bathroom & En Suite
Viewing Advised

3 Bedrooms
Kitchen / Breakfast Room
Garage & Gardens
EPC Rating: D



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Entrance Hall
Radiator, leading to:

Living Room/Dining Room
11'1" x 21'9"
The living/dining room spans the full length of the house having a double glazed window to the front elevation, 2 radiators, double glazed patio door to the rear garden.

Kitchen
15'5" x 12'11"
The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, space for a freestanding cooker.

Utility
9'3" x 5'3"
Wall mounted gas central heating boiler, plumbed for washer, radiator, door to the garage.

WC
Low level WC, double glazed window, wash hand basin with mixer taps at on a vanity unit with tiled splashback.

First Floor
Landing, storage cupboard.

Bedroom 1
12'2" x 11'5"
Front facing, double glazed window, radiator.

En Suite
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a storage unit, radiator, double glazed window, extractor.

Bedroom 2
11'7" x 9'3"
Rear facing, double glazed window, radiator.

Bedroom 3
9'2" x 6'3"
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, bath with mixer tap, extractor.

Externally
Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely mature rear garden stocked with an abundance of plants, trees and shrubs in addition to a paved patio area and lawn.

AGENTS NOTE FROM VENDOR - Access to both properties by double width drive. Adjoining property crosses over the bottom of our part of drive, we have access to reverse onto their drive to vacate our property.

Garage
Electric vehicle charging port, electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band D.

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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