



MICHAEL HODGSON

estate agents & chartered surveyors

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## ALPINE WAY, SUNDERLAND

£279,950

Available with NO ONWARD CHAIN. This 4 bedroom detached house is situated on Alpine Way in the popular area of Humbledon. Located close to local schools, shops and amenities as well as road links to Sunderland city Centre. The property is in need of some modernisation and briefly comprises of Entrance Hall, WC, Living Room, Dining Room, Rear passage with shower, Kitchen and to the First Floor there are 4 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the garage whilst to the rear there is a multi level garden with lawn with an array of trees and bushes, side gate. Viewing is highly recommended.

Detached House  
Living Room  
Garden  
No Onward Chain

4 Bedrooms  
Dining Room  
Garage  
EPC Rating: B



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### Entrance Hall

The Entrance Hall has a double glazed window, radiator.

### WC

Low level WC, wash hand basin, radiator, double glazed window.

### Living Room

15'6" max x 19'5" max

Front double glazed window, feature fire place, double glazed sliding door to the rear, 2 radiators.

### Dining Room

9'7" x 9'8"

Double glazed window, radiator.

### Rear Passage

Stairs to the first floor, radiator.

### Shower

Shower tray.

### Kitchen

20'0" max x 10'2" max

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric hob with extractor over, integrated oven, plumbed for washer, radiator, cupboard with wall mounted gas central heating boiler, 2 radiators.

### First Floor

Landing, double glazed window, storage cupboard, loft access.

### Bedroom

9'6" x 9'2"

Double glazed window, radiator, fitted wardrobes.

### Bedroom

13'0" max x 10'1" max

Rear facing, double glazed window, radiator, fitted wardrobes.

### Bedroom

10'4" x 7'8"

Rear facing, double glazed window, radiator, storage cupboard.

### Bedroom

10'0" x 7'9"

Rear facing double glazed window, storage cupboard.

### Bathroom

Suite comprising of a low level WC, pedestal basin, freestanding roll top bath with shower attachment, double glazed window radiator.

### Garage

Single garage accessed via an electric roller shutter.

### Externally

Externally the property has a front lawned garden and driveway leading to the garage whilst to the rear there is a multi level garden with lawn with an array of trees and bushes, side gate.

### 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 D.

# M I C H A E L   H O D G S O N

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