



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.

SOLAR PANELS
Please note that there are solar panels to the airspace above the south facing roof held on a lease for a term of 25 years from 30th October 2014.

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

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