



MICHAEL HODGSON

estate agents & chartered surveyors

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SUNNISIDE TERRACE, SUNDERLAND

£570,000

A substantial 2 bed detached bungalow situated on Sunnyside Terrace in Cleadon Village offering a much sought after and highly desirable location providing easy access to the village centre and its shops, restaurants, schools, amenities as well as excellent transport links. The property itself offers generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Sitting Room, 2 Bedrooms and a Bathroom. Externally the property is set on a lovely garden plot having a front garden, side block paved driveway leading to the house and garage and to the rear is a lovely garden having a paved patio area, raised lawn, well stocked borders and a patio area with pergola. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this rare to the market opportunity is highly recommended to fully appreciate the space, home and location on offer.

Detached Bungalow	2 Bedrooms
Living Room	Sitting Room
Kitchen / Breakfast Room	Garage & Gardens
No Chain Involved	EPC Rating: D



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Entrance Hall

The entrance hall has a radiator, leading to:

Living Room

15'6" x 14'0"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with electric fire.

Kitchen / Breakfast Room

21'2" x 11'8"

The kitchen has a range of floor and wall units, granite worktops, tiled floor, two double glazed window, radiator, double oven, electric hob, electric oven, door to the garden and garage in addition to the sitting room.

Sitting Room

14'5" x 14'5"

This versatile room is currently used as a sitting room but was previously used as a dining room having a double glazed window and double glazed french doors to the garden, radiator.

Bedroom 1

14'8" max x 13'5" max

Front facing, double glazed bay window, double radiator, range of fitted wardrobes.

Bedroom 2

10'2" x 9'7"

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, bath with mixer tap, double glazed window, chrome towel radiator, corner shower cubicle, tiled floor, recessed spot lighting.

Externally

Externally the property is set on a lovely garden plot having a front

garden, side block paved driveway leading to the house and garage and to the rear is a lovely garden having a paved patio area, raised lawn, well stocked borders and a patio area with pergola.

Garage

14'9" x 16'9"

Wall mounted gas central heating boiler, up and over garage door.

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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