



MICHAEL HODGSON

estate agents & chartered surveyors



BRIDLE PATH, SUNDERLAND

£310,000

We are delighted to bring to the market this detached bungalow situated in an enviable position on the corner of Summerhill and Bridle Path in Middle Herrington which offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. The property offers huge potential to a discerning purchaser and must be viewed to be fully appreciate. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Dining Room or Living Room, Kitchen / Breakfast Room, Utility, Shower Room, 2 Bedrooms and a Loft Room accessed via spiralled stairs from the Entrance Hall. Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is unreservedly recommended to fully appreciate the home and potential on offer.

Detached Bungalow

2 / 3 Bedrooms

Living Room or 3rd
Bedroom

Dining Room or Living
Room

Kitchen / Breakfast Room

Garage & Gardens

No Chain Involved

EPC Rating: D



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Entrance Vestibule
Tiled floor, leading to:

Inner Hall
Radiator, spiralled staircase to the first floor loft room.

Living Room or 3rd Bedroom
15'7" to bay x 12'11"
The living room has a double glazed bay window to the front elevation, timber framed double glazed window to the side elevation, fireplace with gas fire, double radiator.

Dining Room or Living Room
15'1" x 10'10"
The dining room has a timber framed double glazed window to the side elevation, double radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

Kitchen / Breakfast Room
8'4" x 14'6"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double radiator, timber framed double glazed window, door to the rear garden, breakfast bar, electric oven.

Utility Room
8'8" x 5'1"
Tiled floor, plumbed for washing machine, door to the garage.

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, timber framed double glazed window, corner shower cubicle.

Bedroom 1
13'2" x 14'9" to bay
Front facing, having a timber framed double glazed window overlooking the front garden, two radiators, timber framed double glazed window to the side elevation, recessed wardrobe.

Bedroom 2
12'10" max x 12'4" max
Rear facing, double radiator, recessed wardrobe.

Loft Room
Accessed via a spiralled stair case from the entrance hall, two timber framed double glazed windows, two storage cupboards=, t-fall roof

Garage
29'7" max x 13'2" max
Accessed from the front and rear garden via an electric roller shutter and an up and over garage door to the front elevation.

Externally
Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house.

COUNCIL TAX
The Council Tax Band is Band E.

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

estate agents & chartered surveyors

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

