



MICHAEL HODGSON

estate agents & chartered surveyors

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HILLTOP GARDENS, SUNDERLAND

£350,000

This superb 4 bedroomed detached house situated on Hilltop Gardens which forms part of Tunstall Village Green on a modern and exclusive cul-de-sac development that commands a commuting location providing easy access to Doxford International Business Park, local shops, schools and amenities as well as the A19 and Sunderland City Centre only short car journey. The property itself benefits from contemporary decor and spacious yet versatile living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Breakfast / Utility Room, WC and to the First Floor there are 4 Bedrooms, an En Suite to Bedroom 1 and Family Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a southerly facing garden with a block paved patio, lawn and stocked borders. Viewing of this lovely family residence is highly recommended to fully appreciate the space, home and location on offer.

Detached House	4 Bedrooms
Living Room	Dining Room
Kitchen & Breakfast / Utility Room	Bathroom & En Suite
Garage & Gardens	EPC Rating: C



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Entrance Vestibule

Leading to the inner hall.

Inner Hall

Radiator, stairs to the first floor.

Living Room

17'7" x 14'7"

The living room has a double glazed bay window to the front elevation, radiator, feature fire with gas fire, french doors leading to the dining room.

Dining Room

11'5" x 9'9"

Double radiator, double glazed french doors to the rear garden.

Kitchen

12'11" x 10'9"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, double radiator, 5 ring gas hob with extractor over, double oven, double glazed window, integrated dishwasher.

Breakfast / Utility Room

13'7" x 8'11"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, double glazed window, radiator, wall mounted gas central heating boiler.

WC

Low level WC, wash hand basin with mixer tap and tiled splashback, double glazed window.

First Floor

Landing, radiator, double glazed window, loft access.

Bedroom 1

16'2" x 12'9"

Rear facing double glazed window, radiator, range of wardrobes with matching side tables and dressing table.

En Suite

White Suite comprising of a low level WC, chrome towel radiator, shower cubicle, wall hung wash hand basin with mixer tap, recessed spot lighting, double glazed window.

Bedroom 2

9'8" x 16'2"

Two Box bay double glazed windows, range of fitted wardrobes, radiator, fitted dressing table and side tables.

Bedroom 3

13'9" x 9'7"

Front facing, double glazed window, radiator, fitted wardrobe with storage above the bed space.

Bedroom 4

10'2" x 10'1"

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

Bathroom

White suite comprising of a wash hand basin with mixer tap sat on a vanity unit, low level WC, bath with mixer tap, chrome towel radiator, double glazed window, recessed spot lighting, extractor.

Garage

18'9" x 9'2"

Integral garage accessed via an electric up and over garage door.

Externally

Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a southerly facing garden with a block paved patio, lawn and stocked borders.

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

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