



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



GREENBANK DRIVE, SUNDERLAND

Offers Over £270,000

We welcome to the market this bespoke individual 3 bed detached bungalow situated on Greenbank Drive in South Hylton commanding convenient access to the A19, local shops, schools and amenities as well as South Hylton Metro Station and Sunderland City Centre. This versatile and generous property briefly comprises of: Entrance Hall, Living Room, Dining Area, Kitchen / Breakfast Room, Garden Room / Sitting Room, Separate WC, 3 Bedrooms and a Shower Room. Externally there is a front garden and a double width resin driveway leading to the garage and to the rear is a lawned garden with resin pathway, paved patio area, lawn and a useful storage shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

- | | |
|--------------------------|-------------------------|
| Detached Bungalow | 3 Bedrooms |
| Living Room | Dining Area |
| Kitchen / Breakfast Room | Double Garage & Gardens |
| No Chain Involved | EPC Rating: D |



GREENBANK DRIVE, SUNDERLAND

Offers Over £270,000

Entrance Porch

Tiled floor, double glazed window, double radiator.

Inner Hall

two radiators, two storage cupboards.

Kitchen / Breakfast Room

16'2" x 9'1"

The kitchen has a range of floor and wall units, granite worktops with matching splashback, breakfast bar, double sink and mixer tap, double electric oven, electric hob with extractor over, two double glazed windows.

Living Room

15'11" x 16'4"

The living room has a double glazed window to the front elevation, radiator, feature stone fireplace with electric fire, steps up to the dining area.

Dining Area

9'8" x 16'4"

The dining area opens from the living room having a double radiator, large double glazed window to the front elevation.

Garden / Sitting Room

8'1" x 21'10"

Large double glazed window to the rear elevation, double glazed door to the rear garden, radiator.

WC

Low level WC, wash hand basin with mixer tap sat on a vanity unit.

Bedroom 1

10'3" x 11'0"

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

Bedroom 2

9'6" x 10'3"

Rear facing, double glazed window, radiator, two sets of fitted wardrobes.

Bedroom 3

6'6" x 8'6"

Side facing, double glazed window, range of fitted wardrobes.

Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, shower cubicle, tiled walls and floor, recessed spot lighting, chrome towel radiator.

Double Garage

27'9" x 13'4"

Accessed via an electric roller shutter, resin floor.

Externally

Externally there is a front garden and a double width resin driveway leading to the garage and to the rear is a lawned garden with resin pathway, paved patio area, lawn and a useful storage shed.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

