



MICHAEL HODGSON

estate agents & chartered surveyors

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## FYLINGDALE DRIVE, SUNDERLAND

£179,950

A modern 3 bed detached house situated at the head of the cul-de-sac of Fylingdale Drive on the Tunstall Bank Estate which is located just off Tunstall Village Green and offers a superb location being within easy reach of local schools and amenities as well as the A19, Doxford International Business Park and Sunderland City Centre. The property briefly comprising of: Entrance Porch, Living Room / Dining Room, Conservatory, Kitchen, Utility, WC and to the First Floor 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and driveway leading to the house and garage and to the rear there is a lawned garden and decking area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

EPC Rating: D

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Entrance Porch  
leading to:

Inner Hall  
Stairs to the first floor, radiator.

Living Room/Dining Room  
23'8" max x 14'8" max  
The living room / dining room spans the full depth of the house having a large double glazed window to the front elevation, two radiators, rear facing double glazed window, recessed spot lighting, storage cupboard, feature fire place, French doors to the conservatory.

Conservatory  
10'5" max x 9'2" max  
The conservatory has a range of double glazed windows, double glazed french doors to the rear, radiator.

Kitchen  
7'8" max x 15'2" max  
The kitchen has a range of floor and wall units, space for a double oven with extractor over, sink and drainer with mixer tap, integrated dishwasher, double glazed window, door to the rear, under floor heating, recessed spot lighting.

Utility  
7'5" max x 4'5" max  
Plumbed for washer, recessed spot lighting, door to the garage, cupboard with wall mounted gas central heating boiler.

WC  
Low level WC, wall hung wash hand basin.

First Floor  
Landing, double glazed window, loft access, storage cupboard.

Shower Room  
Suite comprising of a low level WC, wall hung wash hand basin, walk in style shower, double glazed window, radiator.

Bedroom 1  
8'7" max x 12'9" max  
Front facing, double glazed window, fitted wardrobes with sliding doors, radiator.

Bedroom 2  
8'5" max x 10'9" max  
Double glazed window, radiator.

Bedroom 3  
6'0" max x 9'0" max  
Double glazed window, radiator.

Externally  
Externally there is a front lawned garden and driveway leading to the house and garage and to the rear there is a lawned garden and decking area.

Garage  
Single garage accessed via an electric roller shutter.

COUNCIL TAX  
The Council Tax Band is Band C.

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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