



MICHAEL HODGSON

estate agents & chartered surveyors

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## GODFREY ROAD, SUNDERLAND

£139,950

This immaculately presented 3 bed extended mid link house is situated on the cul-de-sac of Godfrey Road in Grindon and will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. Grindon offers a much sought after location offering convenient access to the A19, shops, schools and amenities as well as excellent transport links. Internally the extended living accommodation benefits from contemporary decor, modern bathroom suite and a superb garden / reception room to the rear plus many extras of note briefly comprising of: Entrance Vestibule, Living Room, Kitchen / Dining Room, Garden Room / Reception Room, WC, Utility Area and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved garden and pathways with inset lawn and to the rear is a garden with composite decking area and artificial grass lawn. Viewing is highly recommended.

Mid Link House  
Living Room  
Garden Room  
Lovely Property

3 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: C



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Entrance Hall  
Tiled floor, radiator, stairs to the first floor, alarm control panel.

Living Room  
12'0" x 12'5"  
The living room has a double glazed bay window to the front elevation, radiator, wood strip floor, brick fireplace, storage cupboard.

Kitchen/Dining Room  
15'5" x 8'0"  
The kitchen has a range of floor and wall units, tiled splashback, electric hob with extractor over, sink and drainer with mixer tap, electric oven, integrated fridge freezer, washing machine, double glazed window, tiled floor, radiator, tiled floor to the kitchen area and wood strip floor to the dining area, opening to the garden room.

Garden Room / Reception Room  
14'1" x 9'9"  
A light and airy room having a vaulted ceiling incorporating two velux style windows, tiled floor, bi folding doors to the garden.

Utility Area  
6'9" x 5'1"  
Door to the garden and side alley.

WC  
White suite comprising of a low level WC, part tiled walls, wall hung wash hand basin with mixer tap sat on a vanity unit.

First Floor  
Landing, loft access, electric radiator, the boiler is in the loft.

Bathroom  
Contemporary white suite comprising of a wall hung low level WC, freestanding bath with mixer tap and shower attachment, double glazed window, part tiled walls, tiled floor, electric chrome towel radiator, wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle with rainfall style shower head and an additional shower attachment.

Bedroom 1  
11'9" x 12'10"  
Front facing, two double glazed windows, range of fitted wardrobes with inset drawers, radiator.

Bedroom 2  
7'7" x 10'6"  
Rear facing, double glazed window, radiator.

Bedroom 3  
8'10" x 9'1"  
Front facing, double glazed window, radiator.

Externally  
Externally there is a front block paved garden and pathways with inset lawn and to the rear is a garden with composite decking area and artificial grass lawn.

COUNCIL TAX  
The Council Tax Band is Band A.

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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