



MICHAEL HODGSON

estate agents & chartered surveyors

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## ELLINGTON CLOSE, SUNDERLAND

£175,000

We offer to the market this 3 bedroom semi detached house situated on Ellington Close in Ryhope. Located close to local schools, shops and amenities as well as road link to the A19. The property itself briefly comprises of Entrance Vestibule, Living Room, Dining Room & Kitchen. To the first floor there are 3 Bedrooms one with En Suite and Family Bathroom. Externally the property has a front lawned garden and a driveway leading to the garage whilst to the rear there is a lawned garden with bushes, patio area and side gate. Viewing of this property is recommended.

Semi Detached  
Kitchen

Bathroom & En Suite  
Garage

3 Bedrooms  
Living Room & Dining  
Room  
Gardens  
EPC Rating



ELLINGTON CLOSE, SUNDERLAND  
£175,000

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Entrance Vestibule

Double glazed window, radiator

Living Room

14'6" x 11'8"

The living room has a front facing double glazed window, radiator, coving to ceiling, feature fire place with electric fire.

Dining Room

10'5" max x 12'11" max

The dining room has double glazed sliding doors to the rear garden, radiator, stairs to the first floor.

Kitchen

13'6" max x 9'2" max

The kitchen has a range of floor and wall units, plumbed for washing machine, stainless steel sink and drainer, space for cooker with extractor over, space for a fridge under the unit, double glazed window, radiator, door to the rear, cupboard with convental boiler, storage cupboard.

First Floor

Landing, loft access, storage cupboard.

Bedroom

8'0" x 7'9"

Front facing double glazed window, radiator, storage cupboard, range of fitted wardrobes.

Bedroom 1

11'5" x 9'11"

Rear facing, double glazed window, radiator, two storage cupboard.

En Suite

Suite comprising of a low level WC, wash hand basin on a vanity unit, shower towel radiator.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath, radiator.

Bedroom

10'0" x 10'11"

Front facing, double glazed window, radiator.

Externally

Externally the property has a front lawned garden and a driveway leading to the garage whilst to the rear there is a lawned garden with bushes, patio area and side gate.

Garage

Integrated single garage.

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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