



MICHAEL HODGSON

estate agents & chartered surveyors

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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

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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

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