



MICHAEL HODGSON

estate agents & chartered surveyors

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BECKWITH ROAD, SUNDERLAND

£325,000

An exciting opportunity to purchase this 2 or 3 bed detached bungalow that has undergone a scheme of modernisation and improvements and will not fail to impress all who view. Garden Cottage is situated in an elevated position on Beckwith Road in East Herrington commanding a much sought after and highly regarded location providing convenient access to excellent transport links via Durham Road, the A19 in addition to shops, schools and amenities as well as Sunderland City Centre only a short car journey away. The property benefits from contemporary decor, a new kitchen, many extras of note and posts generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Kitchen, Shower Room, Dining Room / Reception Room or 3rd Bedroom and 2 Bedrooms. Externally the property is set on an elevated plot having a front lawned garden and gated driveway leading to the house and garage and to the rear is a garden having a patio area, raised lawn and mature trees and planting. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.

Detached Bungalow
Living Room
Garage & Gardens
Generous Gardens

2 or 3 Bedrooms
Dining Room or 3rd
Bedroom
Lovely Property
EPC Rating: TBC



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Entrance Hall

The entrance hall has a wood strip floor, radiator, recessed spot lighting.

Living Room

14'9" to bay x 14'0"

The living room has a large double glazed window to the front elevation, two feature radiators.

Kitchen

8'2" x 16'4"

The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, double oven, 5 ring gas hob, glass display cabinets, feature radiator, double glazed window to the rear and side elevation, vaulted ceiling with three velux style windows, recessed spot lighting, door to the side, cupboard with wall mounted gas central heating boiler.

Bedroom 3 or Dining / Reception Room

14'1" to bay x 14'10"

Front facing large double glazed bay window, two feature radiators, coving to ceiling, ceiling rose.

Bedroom 1

14'0" x 12'0"

Rear facing, double glazed french doors to the rear garden, two feature radiators.

Bedroom 2

14'0" x 11'11"

Rear facing, double glazed french door to the garden, feature radiator.

Shower Room

White suite comprising of a low level WC, wall hung wash hand basin towel radiator, tiled floor, double glazed window, recessed spot lighting, loft access, shower cubicle with electric shower.

Externally

Externally the property is set on an elevated plot having a front lawned garden and gated driveway leading to the house and garage and to the rear is a garden having a patio area, raised lawn and mature trees and planting.

Garage

Accessed via an up and over garage door.

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

0191 5657000

www.michaelhodgson.co.uk

