



MICHAEL HODGSON

estate agents & chartered surveyors



BELDEN DRIVE, SUNDERLAND

£220,000

This 2 bed semi detached double fronted bungalow is situated on the sought after Beldene Drive in High Barnes that should be viewed to be fully appreciated. The property is situated in a highly regarded location providing easy access to the A19, Chester Road, Durham Road, Sunderland City Centre, local shops, schools and amenities. The living space briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen, Rear Porch 2 Bedrooms and a Bathroom. Externally there is a front and lawned garden and side driveway providing off street parking and access to the garage and to the rear is a garden with paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the space, home, location and potential on offer.

Semi Detached Bungalow

2 Bedrooms

Double Fronted

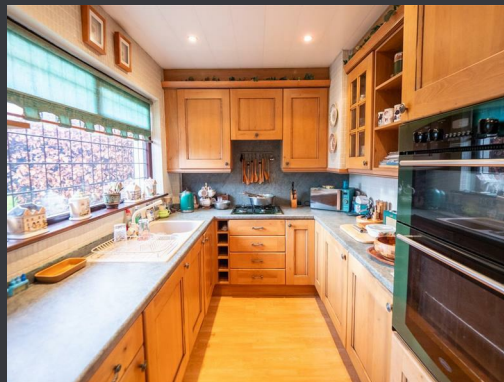
Living Room

Sitting / Dining Room

No Chain Involved

Viewing Advised

EPC Rating: TBC



BELDENE DRIVE, SUNDERLAND

£220,000

Entrance Hall
Radiator, laminate floor, Delft rack

Living Room
10'11" x 15'5" to bay
The living room has a timber framed double glazed bay window to the front elevation, radiator in bay.

Sitting / Dining Room
16'5" to bay x 10'9"
Rear facing, timber framed double glazed bay window, brick fireplace, radiator in bay.

Kitchen
7'10" x 11'9"
The kitchen has a range of floor and wall units, tiled splashback, sink with mixer tap, oven, gas hob , timber framed double glazed window, laminate floor, two storage cupboards.

Bedroom 1
10'11" x 12'8" to bay
Front facing, timber framed double glazed bay window, radiator in bay, range of fitted wardrobes, dressing table.

Bedroom 2
10'10" x 9'4"
Side facing, timber framed double glazed window, radiator, range of fitted wardrobe with matching side tables and storage.

Bathroom
Suite comprising of a low level WC and wash hand basin sat on a vanity unit, timber framed double glazed window, bath with shower over, tiled walls and floor, cupboard with wall mounted gas central heating boiler

Rear Porch
Door to the garden.

Externally
Externally there is a front and lawned garden and side driveway providing off street parking and access to the garage and to the rear is a garden with paved patio area.

Garage
Detached prefabricated single garage accessed via an up and over garage door.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is TBC. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

