



MICHAEL HODGSON

estate agents & chartered surveyors



EAST GRANGE, SUNDERLAND

£349,950

We are pleased to present this charming three-bedroom extended semi-detached house located on East Grange in the sought-after area of Fulwell. This delightful property is ideally positioned, offering easy access to local schools, shops, and essential amenities, as well as convenient road links to Sunderland City Centre and Seaburn Metro Station.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed living room. The kitchen and family room provide a wonderful space for gatherings, while a utility room adds practicality to daily living. The ground floor also features a convenient WC. To the first floor, you will find three bedrooms and family bathroom.

Externally, the property boasts a front garden and a driveway that provides off-street parking for a number of cars, leading to a garage for additional storage. The rear garden offers an excellent outdoor space, featuring a lawn and a patio area.

This property is a fantastic opportunity for families or individuals seeking a lovely home in a sought after location. We highly recommend viewing this property to fully appreciate its charm and potential.

Semi Detached House

Kitchen/ Family Room

3 Bedrooms

Garden

Living Room

Utility

Garage

EPC Rating D



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Entrance Hall

The entrance hall has stairs to the first floor, radiator, cupboard under the stairs, storage cupboard.

WC

Low level WC, wash hand basin.

Living Room

21'8" to bay x 13'6" max

The living room has a front facing bay window, radiator, feature fire place with electric fire, provision for a wall mounted TV, shelving and cupboards in alcove.

Kitchen/Family Room

23'3" max x 20'6" max

A stunning open plan room having double glazed bi folding doors to the rear garden, sky light, three radiators, recessed spot lighting, provision for a wall mounted TV. The kitchen has a range of floor and wall units, central island with storage under, sink with mixer tap, space for a double oven with extractor over, integrated fridge/freezer, plinth lighting.

Utility

10'7" max x 13'11" max

The utility has a double glazed window, door to rear garden, wall mounted gas central heating boiler, radiator, plumber for washer, space for a dishwasher.

First Floor

Landing with loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin on a storage unit, free standing bath with mixer tap, shower, two double glazed windows, storage cupboard, recessed spot lighting.

Bedroom 1

11'11" max x 12'7" max

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

Bedroom 2

12'1" max x 11'3" max

Front facing, double glazed window, radiator.

Bedroom 3

7'3" max x 8'8" max

Front facing, double glazed window, radiator.

Garage

13'10" max x 16'0" max

Single garage accessed via an electric roller shutter.

Externally

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COUNCIL TAX

The Council Tax Band is Band C.

TENURE

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

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