



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



EAST GRANGE, SUNDERLAND

£349,950

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
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.

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

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

