



MICHAEL HODGSON

estate agents & chartered surveyors



STAPYLTON DRIVE, SUNDERLAND

£249,950

We are delighted to welcome to the market this superb 3 or 4 bed semi detached bungalow commanding a much sought after and highly desirable position on Stapylton Drive that boasts easy access to well respected schools, shops, amenities as well as transport links to Sunderland City Centre. The property itself benefits from generous and versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, 2 Bedrooms and a Bathroom whilst to the First Floor is a Landing, Bathroom and 2 Bedrooms. Externally there is a front garden and a block paved driveway leading to the house and garage and to the rear is a garden with block paved patio, lawn and stocked borders. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is unreservedly recommended.



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Entrance Hall
The entrance hall has stairs to the first floor, parquet style floor, cloaks cupboard.

Living Room
16'10" x 12'0"
The living room has a double glazed window to the front elevation, feature fireplace with flame effect fire.

Kitchen / Breakfast Room
16'2" x 10'5"
The kitchen has a range of floor and wall units, double electric oven, sink and drainer with mixer tap, breakfast bar, two double glazed windows, plumbed for dishwasher, washing machine and a dryer, door to the rear garden.

Bedroom or Reception Room
9'11" x 10'6"
Front facing, double glazed window, a versatile room that could be used as a bedroom or reception room

Bedroom 1
9'11" x 14'2"
Rear facing, double glazed window, range of fitted wardrobes.

Bathroom
Suite comprising of a Low level WC, pedestal basin, bath, two double glazed windows.

First Floor
Landing.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower attachment, t-fall roof in part, electric towel radiator.

Bedroom 2
13'10" x 11'1"
Side facing, double glazed window, cupboard with gas central heating

boiler, range of fitted wardrobes with matching dressing table, storage under the eaves, t-fall roof in part, electric radiator.

Bedroom 3
8'7" x 13'10"
Velux style window, electric radiator, t-fall roof in part, storage under the eaves, recessed wardrobe.

Externally
Externally there is a front garden and a block paved driveway leading to the house and garage and to the rear is a garden with block paved patio, lawn and stocked borders.

Garage
Single garage accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

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

