



MICHAEL HODGSON

estate agents & chartered surveyors

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## LUTTERWORTH ROAD, SUNDERLAND

£299,950

Available with NO ONWARD CHAIN. This 3/4 bedroom semi detached house is situated on Lutterworth Road in Tunstall. Located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Porch, Inner Hall, Wc, Living Room/ Dining Room, Conservatory, Kitchen, Breakfast Room, 4th Bedroom/ Reception Room. To the First Floor there are 3 Bedroom and a Family Bathroom. Externally the property has a multi levelled front garden with driveway for off street parking leading to the garage. To the rear the property enjoys a multi levelled garden with patio area, trees and lawn. This property must be viewed.

Semi Detached

3/4 Bedrooms

Living Room & Dining Room

Conservatory

No Onward Chain

Gardens

Garage

EPC Rating

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### Entrance Porch

### Inner Hall

Radiator, double glazed window, cupboard under the stairs.

### WC

Low level WC, wash hand basin, double glazed window, wall mounted gas central heating boiler.

### Living Room

14'9" max x 14'11" max

The living room has a front facing double glazed window, feature fire place, radiator, opening to the dining room.

### Dining Room

10'10" max x 8'10" max

Radiator, double glazed sliding doors opening to the conservatory.

### Conservatory

12'11" max x 8'2" max

The conservatory has a range of double glazed windows, double glazed French doors to the rear, wall mounted electric panel heater.

### Kitchen

8'3" max x 11'2" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, plumbed for washer, stainless steel sink and drainer, space for a dishwasher and fridge freezer, radiator, two double glazed windows.

### Breakfast Room

15'10" max x 10'2" max

The breakfast room has a door to the front and rear elevation, double glazed window, floor and wall units, storage cupboard.

### Family Room/Office/ Bedroom

8'0" max x 15'0" max

Rear facing, double glazed window, wall mounted electric panel heater.

### First Floor

Landing having a double glazed window, loft access

### Bathroom

Suite comprising of a bath with shower over, low level WC, pedestal basin, radiator, double glazed window, towel radiator.

### Bedroom 1

10'10" max x 12'1" max

Front facing, two double glazed windows, radiator, fitted wardrobes with sliding doors.

### Bedroom 2

11'1" max x 13'6" max

Rear facing, double glazed window, fitted wardrobes.

### Bedroom 3

8'11" max x 8'6" max

Front facing, double glazed window, radiator, shelving and fitted cupboard.

### Loft

Boarded with velux style window

### Externally

Externally the property has a multi leveled front garden with driveway for off street parking leading to the garage. To the rear the property enjoys a multi levelled garden with patio area, trees and lawn

### Garage

Detached garage accessed via an electric roller shutter.

### 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, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

