



MICHAEL HODGSON

estate agents & chartered surveyors

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SEVENOAKS DRIVE, SUNDERLAND £209,950

An exciting opportunity to purchase a greatly extended 3 bedroomed detached house situated on a corner plot on Sevenoaks Drive in Hastings Hill. The property requires a scheme of modernisation and offers a discerning purchaser a rare to the market home. The property is ideally situated for convenient access to local shops, schools and amenities as well as the A19. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen and to the First Floor, 3 Bedrooms, a useful Dressing Area to Bedroom 1 and a Shower Room. Externally there is a front garden and driveway leading to the house and garage, to the side is lawned garden with paved patio area and well stocked borders and to the rear is a paved garden with raised borders. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this superb home is unreservedly recommended to fully appreciate the property and potential on offer.

Detached House

Extended

3 Bedrooms

Living Room

Dining Room

Double Length Garage &
Workshop

No Chain Involved

EPC Rating: E



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Entrance Porch

Tiled floor, double glazed window, leading to the inner hall.

Inner hHall

Radiator, stairs to the first floor, storage cupboard

Living Room

23'7" max x 13'3" max

The living room has a large double glazed window to front elevation, double glazed window to the side elevation, radiator, stone fireplace.

Dining Room

10'1" x 9'11"

Side facing, double glazed window.

Kitchen

10'5" max x 9'3" max

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, double glazed window to the rear elevation, door to the garage.

First Floor

Landing, double glazed window.

Bedroom 1

11'3" x 12'5"

Side facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 1 Dressing Area

8'7" x 12'1"

Bedroom 1 has a dressing area with double glazed window, radiator and a range of fitted wardrobes leading to bedroom 1

Bedroom 2

11'3" x 12'5"

Front facing, double glazed window, range of fitted wardrobes, radiator

Bedroom 3

8'5" x 7'25'0"

Front facing, double glazed window, fitted wardrobe, radiator

Shower Room

Suite comprising of a wash hand with mixer tap and low level WC sat on a vanity unit, corner shower cubicle with electric shower, chrome towel radiator, double glazed window.

Garage

28'4" max x 7'8" max

Double length garage accessed via an electric roller shutter, access to the workshops.

Workshop

16'7" x 8'2"

Accessed from the garage, plumbed for washer, door to the garden.

Externally

Externally there is a front garden and driveway leading to the house and garage, to the side is lawned garden with paved patio area and well stocked borders and to the rear is a paved garden with raised borders.

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

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

0191 5657000

www.michaelhodgson.co.uk

