



MICHAEL HODGSON

estate agents & chartered surveyors

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## HILL VIEW GARDENS, SUNDERLAND £325,000

An exciting opportunity to purchase a lovely rare to the market 3 bed detached bungalow situated on the cul-de-sac of Hill View Gardens which is just off Crosslea Avenue and Queen Alexandra Road commanding an exceptional location boasting convenient access to local shops, amenities, transport links to both the A19 and Sunderland City Centre. The property briefly comprises of: Entrance Vestibule, Inner Hall, Living Room/ Dining Room, Kitchen / Breakfast Room 3 Bedrooms, Bathroom and an En Suite. Externally there is a front block paved driveway and lawned garden whilst to the rear is a lovely garden having a block paved patio area, lawn and well stocked borders. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing of this lovely home is highly recommended to fully appreciate the property and location on offer.

Detached Bungalow  
Living / Dining Room  
bathroom & En Suite  
No Chain Involved

3 Bedrooms  
Kitchen / Breakfast Room  
Garage & Gardens  
EPC Rating: D



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### Entrance Vestibule

Tiled floor, leading to the inner hall

### Inner Hall

two radiators, range of useful storage cupboards.

### Living Room/Dining Room

15'1" x 20'4"

The living / dining room has a large double glazed window to the front elevation, two radiators, feature fireplace with gas fire.

### Kitchen / Breakfast Room

12'2" max x 15'6" max

The kitchen has a range of floor and wall units, tiled splash back, radiator, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, recessed spot lighting, two double glazed windows.

### Rear Porch/Utility

Plumbed for washer and dryer, tiled floor, double glazed window, door to the garden.

### Bedroom 1

14'3" max x 11'9" max

Rear facing, double glazed window, radiator, two sets of wardrobes.

### En Suite

White suite composing of a low level WC, pedestal basin, shower cubicle with tiled splash back and electric shower, radiator, tiled floor.

### Bedroom 2

12'1" max x 12'0" max

Rear facing, double glazed window, two sets of wardrobes.

### Bedroom 3

13'9" max x 7'11" max

Front facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin, radiator, double glazed window, tiled floor, bath with shower over.

### Externally

Externally there is a front block paved driveway and lawned garden whilst to the rear is a lovely garden having a block paved patio area, lawn and well stocked borders.

### Garage

Single garage accessed via an up and over garage door, wall mounted gas central heating boiler.

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band E.

# M I C H A E L   H O D G S O N

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