



MICHAEL HODGSON

estate agents & chartered surveyors

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SEVENOAKS DRIVE, SUNDERLAND £189,950

A fantastic opportunity to purchase an extended 3 bed detached house situated on Sevenoaks Drive in Hastings Hill offering a much sought after and popular location providing a superb commuting location via the A19 to Sunderland, Durham and beyond, in addition to well respected schools, shops and amenities. The property offers generous living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and block paved driveway leading to the house and garage in addition there is an additional side block paved driveway and to the rear is a paved and gravelled garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this rare to the market home is highly recommended to fully appreciate the space, location and potential on offer. IMPORTANT AGENTS NOTE : Parts of the ground floor solid concrete floor has been affected by sulphate-related heave. Prospective purchasers should be aware that remedial structural works will be required.

Detached House
 Living Room
 Kitchen & Utility
 No Chain Involved

3 Bedrooms
 Dining Room
 Garage & Gardens
 EPC Rating: TBC



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AGENTS NOTE

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Entrance Porch

Double glazed window, leading to the inner hall.

Inner Hall

Radiator, stairs to the first floor, storage cupboard.

Living Room

23'11" max x 13'3" max

The living room has a double glazed box bay window to the front elevation, radiator, feature fireplace with gas fire, opening to the dining room.

Dining Room

11'6" x 10'5"

The dining Room has 3no double glazed windows, radiator

Kitchen

11'1" max x 9'4" max

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double glazed window, electric hob, electric oven, storage cupboard.

Utility

12'8" x 9'0"

Range of floor and wall units, laminate floor, double glazed window, door to the rear garden, access to the garage.

First Floor

Landing, double glazed window.

Bedroom 1

12'5" x 10'0"

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

Bedroom 2

12'1" x 12'0"

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

Bedroom 3

7'2" x 8'2"

Front facing, double glazed window, radiator.

Shower Room

Wet room shower room having a walk in shower, chrome towel radiator, low level WC, double glazed window, wash hand basin with mixer tap sat on a vanity unit, cupboard with wall mounted gas central heating boiler.

Garage

16'4" x 7'4"

Accessed via an electric roller shutter.

Externally

Externally there is a front lawned garden and block paved driveway leading to the house and garage in addition there is an additional side block paved driveway and to the rear is a paved and gravelled garden.

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

