

MICHAEL HODGSON

estate agents & chartered surveyors



MALING PARK, SUNDERLAND
£280,000

We welcome to the market this superb 5 bed detached house nestled in a corner cul-de-sac position on the much sought after Maling Park in South Hylton commanding convenient access to the A19, local shops, schools and amenities as well as South Hylton Metro Station and Sunderland City Centre. This generous property briefly comprises of: Entrance Hall, WC Living Room, Kitchen / Breakfast Room, Sitting Room and to the First Floor, Landing, 5 Bedrooms and a Bathroom. Externally there is a front block paved driveway providing off street parking for a number of cars leading up to the house and to the side and rear a generous lawned garden in addition to a patio area and lawn to the rear garden. Viewing is highly recommended.

- Detached House
- Living Room
- Kitchen / Breakfast Room
- Viewing Advised
- 5 Bedrooms
- Sitting Room
- Superb Property
- EPC Rating: C









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Entrance Hall
Karndean flooring, radiator, double glazed window, stairs to the first floor.

WC
Low level WC, wall hung wash hand basin with mixer tap, chrome towel radiator, double glazed window, recessed spot lighting.

Living Room
14'3" max x 14'5" max
The living room has a double glazed window to the front elevation, radiator, karndean flooring.

Kitchen / Breakfast Area
26'6" x 9'6"
The kitchen/breakfast room spans the full width of the house having two double glazed windows, double glazed French doors to the rear garden, radiator, recessed spot lightning, karndean flooring.

The kitchen has a range of floor and wall units, silstone worktops, electric hob, electric oven, integrated microwave, fridge, freezer, dishwasher, washing machine, sink and drainer with mixer tap, storage cupboard.

Sitting Room
17'6" x 7'6"
The sitting room has a double glazed window to the front elevation, radiator, cupboard with wall mounted gas central heating boiler, the sitting room was formally the garage.

First Floor
Landing, loft access

Bedroom 1
11'6" max x 11'10" max
Two double glazed windows, radiator. range of fitted wardrobes, rear facing. There used to be an en suite to Bedroom 1 but this was removed to install the fitted wardrobes.

Bedroom 2
12'5" max x 11'5" max
Front facing, two double glazed windows, radiator, recessed spot lighting.

Bedroom 3
7'8" x 13'10"
Front facing, double glazed window, radiator, walk in wardrobes storage cupboard,

Bedroom 4
6'9" x 7'10"
Rear facing, double glazed window, radiator.

Bedroom 5
5'10" x 7'6"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, recessed spot lighting, extractor, bath with shower over and a mixer tap.

Externally
Externally there is a front block paved driveway providing off street parking for a number of cars leading up to the house and to the side and rear a generous lawned garden in addition to a patio area and lawn to the rear garden.

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

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