



MICHAEL HODGSON

estate agents & chartered surveyors

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## KEDLESTON CLOSE, SUNDERLAND £249,950

This larger style 4 / 5 bed detached town house is situated at the head of the cul-de-sac on Kedleston Close and is arranged over three floors commanding a superb position on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The generous and versatile living accommodation briefly comprises of: Entrance Hall, Study / Reception / Bedroom, Utility, To the First Floor, Landing, Living Room, Dining Room, Kitchen, WC, Study / Reception / Bedroom and to the Second Floor, Landing, 3 Bedrooms, Bathroom and En Suite to Bedroom 1. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden with two decking areas. Viewing of this lovely home is highly recommended.

Detached House

5 Bedrooms

Over 3 Floors

Living Room

Dining Room

Bathroom. & En Suite

Garage & Gardens

EPC Rating: D



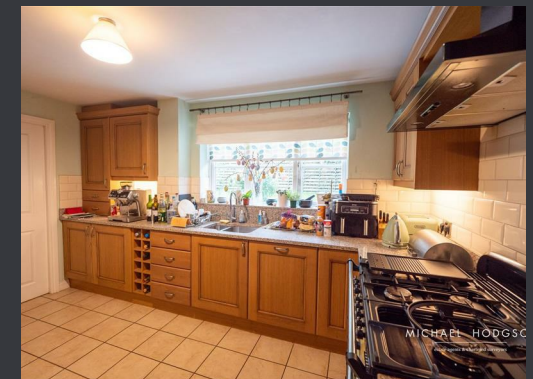
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### Entrance Hall

Tiled floor, radiator, cupboard under the stairs, stairs to the first floor

### Study or Ground Floor Bedroom

11'5" x 8'8"

A versatile room that could be used as a reception room or ground floor bedroom. Double glazed window, radiator

### Utility

6'3" x 9'10"

Floor units, stainless steel sink and drainer with mixer tap, plumbed for washer, tiled floor

### First Floor

Landing, radiator

### Living Room

11'10" x 17'0"

The living room had a double radiator, double glazed French doors to a Juliet balcony, leading to:

### Dining Room

12'2" x 9'2"

Double glazed French doors to the rear garden, double radiator

### Kitchen

12'3" x 13'3"

The kitchen has a range of floor and wall units, granite worktops, double glazed window, double radiator, tiled floor, wine rack, range cooker

### WC

Low level WC, pedestal basin

### Reception Room / Bedroom

13'0" max x 9'5" max

A versatile room having a double glazed window, radiator

### Second Floor

Landing, double glazed window

### Bedroom 1

11'10" x 12'5"

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

### En Suite

White suite comprising low level WC, walk in shower with rainfall shower head, recess spot lighting, wash hand basin set on a vanity unit, double glazed window, towel radiator, recess spot lighting

### Bedroom 2

11'5" x 10'10"

Double glazed window, radiator, front facing

### Bedroom 3

11'8" x 14'8"

Double glazed window, radiator, Front facing

### Bathroom

Suite comprising low level WC, pedestal basin, bath, double glazed window, radiator

### External

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden with two decking areas

### Garage

Integral single garage accessed via and up and over garage door.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### COUNCIL TAX

The Council Tax Band is Band E

### TENURE

We are advised by the Vendors that the property is held on a lease for a term of 99 years from 1st January 2003. 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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