



MICHAEL HODGSON
for sale
0191 5657000

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estate agents & chartered surveyors

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GREENRIGG GARDENS, SUNDERLAND £279,950

We are delighted to bring to the market this excellent 3 semi detached "dutch style" bungalow situated on the much sought after cul-de-sac of Greenrigg Gardens which is just off Newlands Avenue and Queen Alexandra Road commanding excellent access to local shops, schools and amenities as well as transport links to Sunderland City Centre and beyond. The property enjoys contemporary decor and versatile, yet generous, living accommodation briefly comprising of: Entrance Hall, Living Room / Dining Room, Ground Floor 3rd Bedroom or Reception Room, Kitchen, Shower Room and to the First Floor, Landing and 2 Bedrooms and a Bathroom. Externally there is a front garden with artificial grass lawn and a double width driveway leading to the garage and steps up to the property whilst to the rear there is a paved patio, raised decking area and an artificial grass lawn. Viewing of this lovely home is highly recommended to appreciate the space, home and location on offer.

Semi Detached Bungalow	3 Bedrooms
Living / Dining Room	3rd Bedroom or Reception Room
Garage & Gardens	Bathroom & Shower Room
Lovely Property	EPC Rating: D



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Entrance Hall

The Entrance Hall has a wood strip floor, recessed spot lighting, return staircase to the first floor, radiator, cupboard under stairs

Living Room / Dining Room

28'6" max x 11'10" max

The Living Room / Dining Room spans the full depth of the house having a double glazed window to the front and rear elevation, two radiator's, recessed spot lighting in part

Kitchen

12'1" max x 10'0" max

The Kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, double glazed window, plumbed for washing machine, wall mounted has central heating boiler, electric oven, iterated microwave and dishwasher, electric hob with extractor over,

Bedroom 3 or Reception Room

13'8" max x 13'8" max

A versatile room that could be used as a 3rd bedroom or reception room having a wood stripped floor, double glazed bay window, coving to ceiling, recessed spot lighting

Shower Room

White suite compressing low level wc, wash hand basin with mixer tap set on a vanity unit, radiator, double glazed window, tiled walls and floor, recessed spot lighting, walk in shower with Rainfall style shower head and additional shower attachment

First Floor

Landing

Bedroom 1

11'3" ax x 11'11" max

Front facing, double glazed window, radiator, laminate floor

Bedroom 2

6'7" max x 20'2"

Rear facing, Velux style double glazed window, radiator. recessed spot lighting, and double glazed window

Bathroom

White suite comprising low level wc, pedestal wash hand basin, freestanding roll top bath with claw feet and mixer tap with shower attachment, double glazed window, radiator, t-fall roof in part, tiled floor

External

Externally there is a front garden with artificial grass lawn and a double width driveway leading to the garage and steps up to the property whilst to the rear there is a paved patio, raised decking area and an artificial grass lawn.

Garage

Single garage

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 13th May 1930. Any prospective purchaser should clarify this with their Solicitor

MATERIAL INFORMATION

https://sprift.com/dashboard/property-report/?access_report_id=3795890

COUNCIL TAX

The Council Tax Band is Band D

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.

M I C H A E L H O D G S O N

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