



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

estate agents & chartered surveyors





## MELBOURNE PLACE, SUNDERLAND

£225,000

Available with NO ONWARD CHAIN. This 2 bedroom semi detached bungalow is situated on Melbourne Place in High Barnes offering a much sought after and convenient location just off Chester Road providing access to many shops and amenities as well as the A19 and Sunderland City Centre. The property itself briefly comprises of Entrance Porch, Inner Hall, Living Room, Kitchen, 2 Bedrooms and Bathroom. Externally the property has a front paved garden with driveway for off street parking leading to the integral garage whilst to the rear is a lawned garden with patio area. Viewing of this property is highly recommended.

Tenure Freehold

Tax Band C

Bungalow

2 Bedrooms

Garage & Garden

Freehold

Semi Detached

Living Room & Kitchen

Tax Band C

EPC Rating: D



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### Entrance Porch

The Entrance Porch as a radiator, leading to:

### Inner Hall

Loft Access

### Living Room

12'4" max x 21'0" max

Front facing Living Room having a double glazed window, radiator and feature fire place.

### Kitchen

15'7" max x 8'7" max

The Kitchen has a range of wall and floor units, stainless steel sink and drainer with mixer tap, plumbed for washer, space for fridge and freezer, radiator, integrated oven, gas hob with extractor, double glazed window, door to garage.

### Bathroom

Suite comprising low level WC, pedestal basin, corner bath, shower cubicle, 2 double glazed windows, towel radiator.

### Bedroom 1

14'0" x 11'7"

Rear facing bedroom having a double glazed window, coving to ceiling, fitted wardrobes with sliding doors.

### Bedroom 2

10'8" max x 10'9" max

Rear facing bedroom having a double glazed window, radiator, range of fitted wardrobes

### Garage

Integrated garage with wall mounted gas central heated boiler and French doors to the rear. The garage narrows to the rear and at its widest at the front is 2.45 m and to the rear 1.73 m so would be difficult to fit a car.

### Externally

Externally the property has a front paved garden with driveway for off street parking leading to the integral garage whilst to the rear is a lawned garden with patio area.

### 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.

### 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 C

# M I C H A E L   H O D G S O N

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