



MICHAEL HODGSON

estate agents & chartered surveyors

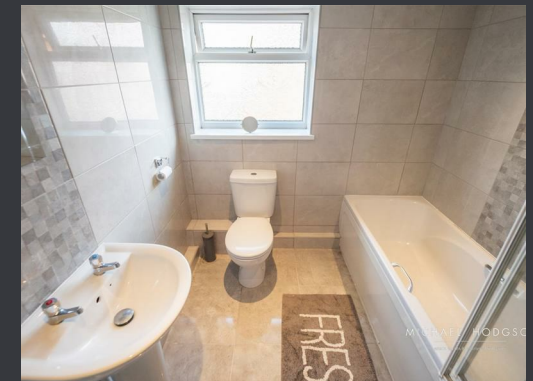
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## GLENLEIGH DRIVE, SUNDERLAND £284,950

We are delighted to bring to the market this 4 bed detached house situated on Glenleigh Drive in Grindon commanding an excellent location in a much sought after and highly desirable location offering convenient access to Sunderland City Centre, the A19, local schools, amenities and the region beyond. The property offers generous living space briefly comprising of: Entrance Porch, Inner Hall, Living Room / Dining Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing and 4 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a garden having a paved patio area, lawn and a useful garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.



## GLENLEIGH DRIVE, SUNDERLAND

£284,950

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### Entrance Porch

Tiled Floor, double glazed window.

### Inner Hall

laminated floor, double radiator, stairs to the first floor, cupboard under the stairs with alarm control panel.

### Living Room/Dining Room

26'2" x 12'8"

The Living / Dining Room spans the full length of the house having a large double glazed window to the front elevation, radiators, feature fireplace with gas fire, double glazed patio door to the rear garden.

### Kitchen / Breakfast Room

10'0" x 14'10"

The kitchen has a range of floor and wall units, tiled splashbacks, space for a free standing cooler, double glazed window, plumbed for washer, sink and drainer with mixer tap, radiator, rear passage with a door to the garden.

### WC

Low level WC, double glazed window, wall hung wash hand basin, radiator.

### First Floor

Landing, double glazed window, loft access

### Bathroom

White suite comprising of a low level WC, pedestal basin, bath with electric shower over, double glazed window, cupboard with wall mounted gas central heated boiler, chrome towel radiator, tiled floor and walls.

### Bedroom 1

12'3" max x 12'5" max

Front facing, double glazed window, range of fitted wardrobes with fitted side tables and drawers.

### Bedroom 2

10'7" x 12'6"

Rear facing, double glazed window, radiator.

### Bedroom 3

12'4" x 8'3"

Front facing, double glazed window, radiator, range of fitted wardrobes with sliding doors and storage above the bedspace.

### Bedroom 4

8'2" x 10'8"

Rear facing, double glazed window, radiator.

### Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a garden having a paved patio area, lawn and a useful garden shed.

### Garage

single garage accessed via a roller shutter

### 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 D

# M I C H A E L   H O D G S O N

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