



MICHAEL HODGSON

estate agents & chartered surveyors

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HIPSBURN DRIVE, SUNDERLAND

£225,000

This well presented 2 bed semi detached bungalow has been thoroughly improved and modernised by the current owners and will not fail to impress all who view. Hipsburn Drive commands an excellent commuting location providing easy access to Sunderland City Centre the A19, Doxford International Business Park in addition to local shops, schools and amenities. The property benefits from a modern kitchen, superb shower room, stylish decor and living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms and a Shower Room. Externally there is a front garden with artificial grass lawn, a block paved driveway leading to the garage and to the rear is a lawned garden having a block paved patio, decking area, artificial grass lawn all of which enjoys an open aspect to the rear. Viewing of this lovely home is highly recommended.

- | | |
|------------------------|-----------------------|
| Semi Detached Bungalow | 2 Bedrooms |
| Living Room | Kitchen / Dining Room |
| Shower Room | Garage & Gardens |
| Superb Property | EPC Rating: D |

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Entrance Vestibule

leading to the inner hall

Inner Hall

Radiator, herringbone style laminate floor, loft access

Living Room

16'1" to the bay x 12'5"

The living room has a double glazed bay window to the front elevation, feature fire place with electric fire, contemporary radiator.

Kitchen/Dining Room

17'5" max x 11'8"

The kitchen has a recently fitted range of floor and wall units, tiled splashback, electric hob with extractor over, double electric oven, sink and drainer with mixer tap, plumbed for washer and dryer, double glazed window, double glazed french doors to the garden, herringbone style laminate flooring, double glazed door to the garden, fitted dishwasher.

Shower Room

recently fitted wet room style shower room having a wash hand basin with mixer tap and a low level WC set on a vanity unit, double glazed window, walk in shower with rainfall style shower head and an additional shower attachment, contemporary radiator, recessed spot lighting.

Bedroom 1

15'2" x 12'7"

Rear facing, laminate floor, double glazed window, radiator, range of fitted wardrobes with matching side tables and dressing table, storage cupboard

Bedroom 2

13'11" to the bay x 11'5"

Front facing, double glazed bay window, radiator, 2 fitted wardrobes with storage alcove.

Externally

Externally there is a front garden with artificial grass lawn, a block paved driveway leading to the garage and to the rear is a lawned garden having a block paved patio, decking area, artificial grass lawn all of which enjoys an open aspect to the rear.

Garage

Single garage accessed via an electric 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 C

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

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