



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## LAUREL GROVE, SUNDERLAND £164,950

This 3 bed semi detached house is situated on Laurel Grove in Tunstall conveniently located to provide easy access to local shops, schools and amenities. Internally the property briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility Area and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front garden, shared side driveway leading to a garage and to the rear garden with paved patio and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Semi Detached House

3 Bedrooms

No Chain Involved

Living Room

Dining Room

Kitchen

Viewing Advised

EPC Rating:D



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£164,950

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### Entrance Porch

Leading to:

### Inner Hallway

Radiator, stairs to first floor, coving to ceiling, recess spot lighting, cupboard under the stairs

### Living Room

16'4" to bay x 11'10"

The living room has a double glazed window to the front elevation, radiator, wall mounted electric fire, coving to ceiling, opening to:

### Dining Room

10'1" x 9'4"

Radiator, double glazed french doors to the garden

### Kitchen

9'4" x 8'8"

The kitchen has a range of fitted floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double glazed window to the side elevation, electric oven, electric hob with extractor over, recess spot lighting, cupboard with wall mounted boiler, contemporary radiator

### Utility

5'6" x 4'9"

Double glazed window to the rear elevation, door to the rear

### First Floor

Landing, coving to ceiling, double glazed window

### Bathroom

White suite comprising low level wc, pedestal wash hand basin, free standing bath with claw feet, shower, recess spot lighting, chrome towel radiator, two double glazed windows

### Bedroom 1

9'1" x 12'11"

Rear facing, double glazed window, radiator

### Bedroom 2

12'7" max x 12'2"

Front facing, double glazed window, radiator

### Bedroom 3

8'3" x 8'11"

Front facing, double glazed window, radiator

### External

Externally there is a front garden, shared side driveway leading to a garage and to the rear garden with paved patio and lawn

### Garage

Single garage

### COUNCIL TAX

The Council Tax Band is Band C

### 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 1954. Any prospective purchaser should clarify this with their Solicitor

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