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for sale
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estate agents & chartered surveyors

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HUMBLETON PARK, SUNDERLAND

£259,950

This neatly presented 3 bedroom semi detached house is situated on Humbleton Park in the popular area of High Bares. Being close to local schools, shops, amenities, Barnes Park, Sunderland Royal Hospital and road links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden and paved driveway for off street parking whilst to the rear there is a lawned garden with patio area and access to the detached garage. Viewing of this property is highly recommended.

Semi Detached House
 Living Room & Dining Room
 Off Street Parking
 Leasehold

3 Bedrooms
 Rear Garden
 Tax Band D
 EPC Rating D



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Entrance Hall

The Entrance Hall has stairs to the first floor, tiled floor, radiator, cupboard under the stairs.

Living Room

17'5" to the bay x 14'2" max

Front facing Living Room having a double glazed bay window, feature fire place with electric fire, radiator.

Dining Room

13'1"/36'1" max x 26'1" max

Rear facing, double glazed window, double glazed french doors to the rear garden, radiator, coving to ceiling, sky light, recessed spot lighting, feature fire place.

Kitchen

9'4" max x 10'11" max

The Kitchen has a range of floor and wall units, space for double oven with extractor over, plumbed for washer, cupboard with wall mounted gas central heated boiler, sink with mixer tap, double glazed window, recessed spot lighting, radiator, door to rear, tiled floor.

Orangery/Conservatory

First Floor

Landing having a double glazed window, loft access

Bedroom 1

16'9" to the bay x 10'1"

Front facing bedroom having a double glazed bay window, radiator in bay, fitted wardrobes.

Bedroom 2

13'1" max x 13'3" max

Rear facing, double glazed window, radiator, coving to ceiling

Bedroom 3

10'6" x 9'6"

Front facing, double glazed window, radiator, coving to ceiling

Bathroom

Suite comprising of a low level WC, pedestal basin, free standing roll top bath with shower attachment shower cubicle, 2 double glazed windows, radiator, recessed spot lighting.

Garage

Detached Garage

Externally

Externally there is a front garden and paved driveway for off street parking whilst to the rear there is a lawned garden with patio area and access to the detached garage.

TENURE

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band D

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.

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

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

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