



MICHAEL HODGSON

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HIPSBURN DRIVE, SUNDERLAND £195,000

This 3 bedroom semi detached house is situated on Hipsburn Drive in Barnes that 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 briefly comprises of Entrance Porch, Inner Hall, Living / Dining Room, Kitchen, Utility and to the First Floor 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and driveway leading to the garage whilst to the rear is a lawned garden with trees and bushes and patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.



HIPSBURN DRIVE, SUNDERLAND

£195,000

Entrance Porch

Inner Hall

Stairs to first floor, radiator, cupboard under the stairs

Living Room / Dining Room

25'0" max x 13'3" max

The Living Room/ Dining room spans the full depth of the property and has a front facing double glazed bay window, radiator, feature fireplace with gas fire, double glazed window to the rear elevation, radiator, coving to ceiling

Kitchen

9'1" max x 8'4" max

The kitchen has a range of wall and floor units, sink and drainer with mixer tap, double glazed window, electric hob with extractor over, integrated double oven

Utility

10'4" x 8'2" max

The utility has a range of wall and floor units, stainless steel sink and drainer, plumbed for washer, door to rear, double glazed window, door to garage

First Floor

Landing, double glazed window

Shower Room

Suite comprising WC, wash hand basin on vanity unit, shower, double glazed window, recess spot lighting, loft access

Bedroom 1

12'7" x 10'2"

Rear facing bedroom having a double glazed window, radiator, fitted wardrobes, storage cupboard with wall mounted gas central heating boiler

Bedroom 2

12'6" x 10'0"

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

Bedroom 3

8'7" x 8'3"

Front facing, double glazed window, radiator, fitted wardrobes with matching desk and draws

External

Externally the property has a front lawned garden and driveway for off street parking leading to the garage whilst to the rear of the property there is a lawned garden with trees, bushes and patio area

Garage

Accessed via electric up and over door

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.

COUNCIL TAX

The Council Tax Band is Band

TENURE

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

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

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