



MICHAEL HODGSON

estate agents & chartered surveyors

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BRIERFIELD GROVE, SUNDERLAND
£230,000

This 3 bed semi detached house is situated on Brierfield Close in High Barnes just off The Broadway being within easy reach of the A19, Sunderland City Centre in addition to local shops, schools and amenities. The property briefly comprises of Entrance Porch, Inner Hall, Wc, Living Room, Kitchen / Dining Room, Utility and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front paved driveway for off street parking and a rear garden with patio area, lawn and shed. Viewing of this lovely home is highly recommended. No Onward Chain

Semi Detached House
 Living Room
 Rear Garden
 Must Be Viewed

3 Bedrooms
 Kitchen & Utility
 Popular Location
 EPC Rating D



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Entrance Porch

Inner Hall

Stairs to the first floor, radiator, cupboard under the stairs, recessed spot lighting

Living Room

15'1" to the bay x 11'0" max

The living room has a front facing double glazed bay window, radiator, feature fire place with multi fuel burner.

WC

Low level WC, wash hand basin on vanity unit, recessed spot lighting

Dining Room

15'5" max x 7'5"

Double glazed french doors to the rear, double glazed window, provision for a wall mounted tv, recessed spot lighting, 2 radiators, opening to the kitchen

Kitchen

15'8" max x 10'3"

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, sink and drainer with mixer tap, radiator, recessed spot lighting, 2 double glazed windows, integrated fridge freezer and dish washer.

Utility

The utility has a range of floor and wall units, plumbed for washer, radiator, door to the garage, cupboard with wall mounted gas central heated boiler

First Floor

Landing, loft access, double glazed window

Bathroom

Suite comprising of wc and wash hand basin on a vanity unit, bath with shower over, double glazed window, radiator, chrome towel radiator.

Bedroom 1

10'0" x 12'2" to bay

Front facing double glazed bay window, radiator.

Bedroom 2

9'6" x 10'1"

Rear facing, double glazed window, radiator

Bedroom 3

6'5" x 7'1"

Front facing, double glazed window, radiator.

Externally

Externally there is a front paved driveway for off street parking and a rear garden with patio area, lawn and shed.

Garage

Accessed via an electric roller shutter, half of which has been converted into a utility.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

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

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.

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

