



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

estate agents & chartered surveyors



HORSHAM GARDENS, SUNDERLAND

£195,000

This 3 bed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated ideally located on the cul-de-sac of Horsham Garden just off Hipsburn Drive in Humbledon. The property offers easy access to local shops transport links to both the A19 and Sunderland City Centre. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and driveway for off street parking leading to the garage whilst to the rear is a lawned garden with well stocked borders. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living / Dining Room

Kitchen

Garage & Gardens

Viewing Advised

No Chain Involved

EPC Rating: D



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Entrance Porch

leading to:

Inner Hall

Stairs to the first floor, radiator, cupboard under the stairs.

Living/Dining Room

12'2" max x 23'7" max

Front facing double glazed window, rear facing double window, radiator.

Kitchen

8'7" x 11'9" max

The kitchen has a range of floor and wall units, space for cooker, extractor over, stainless steel sink and drainer, double glazed window, radiator, space for fridge freezer.

Utility

5'8" x 9'10"

The utility has a range of wall and floor units, plumbed for washer, stainless steel sink with mixer tap, wall mounted gas central heated boiler, door to the rear and door to the garage.

First Floor

Landing, double glazed window.

Bathroom

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

WC

WC, double glazed window, loft access.

Bedroom 1

13'5" max x 11'2" max

Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 2

10'8" max x 9'9" max

Rear facing bedroom, double glazed window, storage cupboard, range of fitted wardrobes, radiator.

Bedroom 3

8'2" max x 8'11" max

Front facing, double glazed window, radiator, fitted wardrobe.

Externally

Externally there is a front lawned garden and driveway for off street parking leading to the garage whilst to the rear is a lawned garden with well stocked borders.

Garage

Accessed via an up and over door.

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property is held on a long lease for a term of 999 years from 23rd November 1956. Any prospective purchaser should clarify this with their Solicitor

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

0191 5657000

www.michaelhodgson.co.uk

