



MICHAEL HODGSON

estate agents & chartered surveyors

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BELMONT ROAD, SUNDERLAND
£230,000

This 3 bedroom semi detached dutch style bungalow is situated in the popular area of St Gabriels on the corner of Belmont Road and Swaledale Garden being close to local schools, shops and amenities as well as Sunderland Royal Hospital and Sunderland City Centre. The versatile living accommodation briefly itself comprises of: Entrance Porch, Inner Hall, Ground Floor Bedroom, Living Room, Dining / Sitting Room, Conservatory, Kitchen and a Bathroom. To the first floor there are 2 Bedrooms one with En Suite and a useful store room. Externally the property is set on a corner plot having a front and side lawned garden with block paved pathways, a rear block paved garden area and access to the driveway and garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciator the space, home and location on offer.

EPC Rating: E



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Entrance Porch
Double glazed window, laminate floor, leading to the inner hall.

Inner Hall
Double glazed window, stairs to the first floor, radiator, cupboard under the stairs.

Living Room
13'3" x 13'5"
The living room has a double glazed window, double radiator, feature fire with electric fire.

Dining / Sitting Room
13'0" x 13'5"
A versatile room previously used as a dining room having a Double radiator, patio door to the conservatory.

Conservatory
9'1" x 9'9"
Full range of double glazed windows, double glazed french door to the garden, laminate floor.

Kitchen
8'9" x 11'6"
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, double glazed window, door to the garden, double radiator, recessed spot lighting.

Bedroom 2
9'10" x 11'1"
Ground floor bedroom having a Double glazed window, radiator, range of fitted wardrobes.

Bathroom
White suite comprising of low level WC, pedestal basin with mixer tap, chrome towel radiator, tiled walls and floor, corner shower cubicle with rainfall style shower head and an additional shower head attachment, double glazed window.

First Floor
Landing, access to a large storage cupboard

Bedroom 1
19'4" max x 9'1" max
A light and Airey bedroom having 2 Double glazed windows, 2 radiators.

En Suite
White suite comprising of a low level WC, wash hand basin with tiled splashback, double glazed window, electric towel radiator, extractor, shower with electric shower and tiled splashback.

Bedroom 3
9'11" max x 9'11" max
Side facing, double glazed window, radiator, storage cupboard.

Externally
Externally the property is set on a corner plot having a front and side lawned garden with block paved pathways, a rear block paved garden area and access to the driveway and garage.

Garage
Detached garage.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Freehold. 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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