



MICHAEL HODGSON

estate agents & chartered surveyors

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## OLDSTEAD GARDENS, SUNDERLAND £215,000

A neatly presented 2 bed semi detached bungalow situated on the cul-de-sac of Oldster Gardens in High Barnes that should be viewed to be fully appreciated. The property is situated in a much sought after location providing easy access to the A19, Chester Road, Sunderland City Centre, local shops, schools and amenities. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen, Dining / Breakfast Room, Rear Porch 2 Bedrooms and a Bathroom. Externally there is a front garden and a block paved driveway leading to the house and garage and to the rear is a garden with paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the space, home, location and potential on offer.

Semi Detached Bungalow

2 Bedrooms

Living Room

Dining Room / Breakfast Room

Kitchen

Bathroom

No Chain Involved

EPC Rating:



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### Entrance Hall

Radiator, radiator, storage cupboard.

### Living Room

16'11" x 18'6"

The living room has a feature fireplace with gas fire, double glazed patio door to the garden, radiator.

### Dining Room / Breakfast Room

A versatile room that could be used as a dining room or breakfast room, double glazed window to the side elevation, radiator.

### Kitchen

9'11" x 10'0"

The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, breakfast bar, 2 double glazed windows, double electric oven, cupboard with wall mounted gas central heating boiler, radiator, door to the rear porch.

### Rear Porch

Double glazed window, double glazed door to the garden.

### Bathroom

White suite comprising of a low level WC, pedestal basin, radiator, double glazed window, bath with shower over, tiled floor, recessed spot lighting.

### Bedroom 1

14'10" to bay x 10'9"

Front facing, double glazed bay window, radiator in bay.

### Bedroom 2

10'4" x 12'0"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front garden and a block paved driveway leading to the house and garage and to the rear is a garden with paved patio area.

### Garage

Single Garage

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 29th September 1954. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

