



MICHAEL HODGSON

estate agents & chartered surveyors

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THORPENESS ROAD, SUNDERLAND
£159,950

This well appointed 4 bed extended semi detached house is situated on the cul-de-sac of Thorpeness Road in Thorney Close and must be viewed to be appreciated. Thorney Close offers an excellent location providing easy access to Durham Road, the A19 as well as local shops, schools and amenities. The property offers generous living space briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, landing, 4 Bedrooms, Bathroom and an En Suite. Externally there is a front garden and driveway leading to the house and garage and rear a garden with patio area and lawn.. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House
4 Bedrooms
Dining Room
Bathroom & En Suite

Extended
Living Room
Kitchen & Utility
EPC Rating: TBC

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Entrance Porch

4no double glazed windows, Leading to the inner hall.

Inner Hall

Laminate floor, storage cupboard, radiator.

Living Room

14'10" x 11'6"

The living room has a Double glazed window, radiator, fireplace with multi fuel stove.

Dining Room

8'7" x 8'10"

The dining room has a Double glazed window, radiator.

Kitchen

9'6" x 11'2"

The kitchen has a range of Floor and wall units, wall mounted gas central heated boiler, laminate floor, gas hob, double glazed window, electric oven.

Utility

9'7" x 9'3"

Radiator, door to the rear garden, recessed spot lighting, door to the garage, range of floor and wall units,

First Floor

Landing.

Bedroom 1

9'8" x 14'11"

Front facing, double glazed window, radiator, storage cupboard.

En Suite

White Suite comprising of a low level WC, wash hand basin, double glazed window, corner shower with tiled splashback, chrome towel radiator, extractor, recessed spot lighting.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap, chrome towel radiator, double glazed window, recessed spot lighting.

Bedroom 2

9'10" x 12'8"

Front facing, double glazed window, radiator, recessed wardrobes

Bedroom 3

11'10" x 8'7"

Rear facing, double glazed windows, radiator.

Bedroom 4

9'10" max x 7'10" max

Front facing, double glazed windows, radiator.

Externally

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

Garage

Accessed via an up and over garage door.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band A.

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

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