



MICHAEL HODGSON  
estate agents & chartered surveyors  
for sale  
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**GREENBANK DRIVE, SUNDERLAND**  
**£184,950**

Having undergone a scheme of modernisation and improvement this superb 3 bedroomed semi detached house is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. The property benefits contemporary decor, a new kitchen, new bathroom, new floor coverings and internally briefly comprises of : Entrance Hall, Living Room, Dining Area / Sitting Area, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front gravelled garden, side driveway leading to the house and garage and to the rear is a garden with paved patio and a rear garden area. Situated on Greenbank Drive in South Hylton the property offers easy access to South Hylton Metro Station, the A19 as well as local shops and amenities. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House  
 Living Room  
 New Kitchen  
 Recently Modernised

3 Bedrooms  
 Dining Area / Sitting Area  
 New Bathroom  
 EPC Rating: D

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## GREENBANK DRIVE, SUNDERLAND

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### Entrance Hall

The entrance hall has a feature radiator, cupboard under the stairs, stairs to the first floor.

### Living Room

The living room has a double glazed window to the front elevation, radiator, opening to the dining area / sitting area.

### Dining Area / Sitting Room

8'0" x 10'4"

A light and airy space incorporating a vaulted style ceiling, recessed spot lighting, 2 radiators, double glazed french doors to the rear garden.

### Kitchen

9'11" x 8'3"

The kitchen has a new range of floor and wall units, cupboard with wall mounted gas central heated boiler, integrated fridge, freezer, microwave, radiator, double glazed window, sink and drainer with mixer tap, electric oven, electric hob with extractor over, laminate floor.

### First Floor

Landing, double glazed window, loft access.

### Bathroom

New white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, towel radiator, double glazed window, extractor, bath with mixer tap with rainfall style shower head and an additional shower attachment.

### Bedroom 1

11'1" x 9'5"

Front facing, double glazed window, radiator.

### Bedroom 2

10'7" x 8'3"

Rear facing, double glazed window, radiator.

### Bedroom 3

8'8" x 7'8"

Front facing, double glazed window, radiator.

### Externally

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

### Garage

Single Garage

### 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 B.

# M I C H A E L   H O D G S O N

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