



MICHAEL HODGSON

estate agents & chartered surveyors

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LAUREL GROVE, SUNDERLAND £209,950

We offer to the market this 4 bed semi detached house located on Laurel Grove in Tunstall offering a popular and convenient location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Rear Passage, Shower Room, Rear Vestibule, Dining Room & Kitchen/ Breakfast Room. To the First Floor there are 4 bedrooms and Bathroom. Externally the property has a front garden with artificial lawn and paved area accessed via double gates, to the rear there is a lawned garden with bushes, decking area, paved area and side gate.

Viewing of this property is highly recommended.

Semi Detached

3/4 Bedrooms

Living Room & Dining
Room

Kitchen

Bathroom & Shower Room

Rear Garden

Must Be Viewed

EPC Rating D

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Entrance Hall

The Entrance hall has stairs to first floor with Ash staircase, radiator, cupboard under stairs

Living Room

14'1" x 18'0"

Front facing Living Room having a double glazed window, feature fireplace with electric fire, doors to access dining room

Rear Passage

Storage cupboard with floor mounted gas boiler

Shower Room

Suite comprising low level WC, wall hung wash hand basin, shower, two double glazed window

Rear Vestibule

Storage cupboard, door to rear

Dining Room

11'6" x 12'10"

Feature fireplace with electric fire, radiator, double doors to kitchen

Kitchen

21'10" max x 9'0" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, stainless steel sink, plumbed for washer, space for dishwasher, radiator, two double glazed windows, door to rear

First Floor

Landing, double glazed window, loft access, storage cupboard

Bedroom 1

12'7" x 11'5"

Rear facing, storage cupboard used as a walk in wardrobe, double glazed window

Bedroom 2

11'11" x 11'8" max

Front facing, double glazed window, radiator

Bedroom 3

8'11" x 8'11"

Front facing, double glazed window, radiator

Bedroom 4 / Office

7'6" x 9'3" max

Rear facing, two double glazed windows, radiator, storage cupboard

Bathroom

Suite comprising low level WC, pedestal basin, bath with shower over, double glazed window, radiator

Externally

Externally the property has a front garden with artificial lawn and paved area accessed via double gates, to the rear there is a lawned garden with bushes, decking area, paved area and side gate.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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 C

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

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