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## HIGHSIDE DRIVE, SUNDERLAND £225,000

A lovely semi detached house that will not fail to impress all who view situated on a corner plot on Highside Drive in Humbledon commanding a much sought after location offering an excellent commuting location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre and the A19. The property briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, Utility, WC and to the First Floor, Landing 2 / 3 Bedrooms and a Bathroom in addition to the Loft Space being accessed via stairs from the former 3rd Bedroom. Externally there is a front lawned garden, block paved driveway to the house and garage whilst to the rear and side is a garden having a paved patio area and lawn. Viewing is highly recommended to fully appreciate the home on offer.



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### Entrance Porch

Leading to the inner hall.

### Inner Hall

Tiled floor, radiator, stairs to the first floor, cupboard under the stairs.

### Living Room/Dining Room

23'9" max x 12'2" max

The living/dining room has a double glazed bay window to the front elevation, 2 radiators, feature fire with gas fire, tiled floor, double glazed french doors to the rear garden.

### Kitchen

11'9" x 8'4"

The kitchen has a range of floor and wall units, tiled splashback, range cooker with extractor over, radiator, double glazed window, sink and drainer with mixer tap, tiled floor, integrated dishwasher.

### Utility

5'11" max x 10'1" max

Tiled floor, sink and drainer with mixer tap, double glazed window, door to the rear garden, radiator.

### WC

Low level WC, part tiled walls, wash hand with mixer tap, double glazed window, tiled floor.

### First Floor

Landing, double glazed window to the side elevation.

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with shower over, double glazed window, tiled walls and floor, radiator.

### Bedroom 1

13'0" x 11'2"

Front facing, double glazed window, radiator.

### Bedroom 2

11'3" x 10'11"

Rear facing, double glazed window, radiator.

### Study Area / Bedroom 3

8'1" max x 8'7" max

Formerly the 3rd bedroom but could be used as a study area having stairs leading to the loft room, double glazed window.

### Loft Room

14'5" max x 19'2" max

accessed via stairs from the study area, 2 Velux style windows, recessed spot lighting, storage under the eaves

### Garage

Single garage accessed via an up and over garage door.

### Externally

Externally there is a front lawned garden, block paved driveway to the house and garage whilst to the rear and side is a garden having a paved patio area and lawn.

### TENURE

We are advised by the Vendors that the property is held on a 999 year lease from 23rd November 1956. 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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