



MICHAEL HODGSON

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estate agents & chartered surveyors



GREENCHAPEL WAY, SUNDERLAND

£250,000

This immaculately presented modern 4 bed three storey semi detached town house will not fail to impress all who view being situated on the newly constructed Potters Hill development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from many extras of note with the internal living space arranged over 3 floors and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom whilst to the Second Floor is a Master Bedroom with En Suite. Externally there is a front garden with block paved driveway leading to the house and garage and to the rear is a garden with a block paved patio area and lawn. Viewing of this stunning home is highly recommended.

Semi Detached

Town House

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

Garage & Gardens

EPC Rating: B

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Entrance Vestibule

Radiator, stairs to the first floor.

Living Room

12'7" max x 14'0" max

The living room has a double glazed window to the front elevation, radiator, storage cupboard, media wall with electric fire and space for a wall mounted TV.

Kitchen / Dining Room

11'9" x 15'7"

The kitchen has a range of floor and wall units, integrated fridge, freezer, dishwasher, washer, dryer, cupboard with wall mounted gas central heated boiler, hob with extractor over, Porcelain sink and drainer with mixer tap, double glazed window, radiator, double glazed french doors to the garden.

WC

Low level WC, pedestal basin with mixer tap and tiled splashback, radiator, double glazed window.

First Floor

Landing, double glazed window, storage cupboard.

Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap and tiled splashback, extractor, radiator.

Bedroom 2

10'0" x 9'4"

Front facing, double glazed window, radiator.

Bedroom 3

9'7" x 7'3"

Rear facing, double glazed window, radiator.

Bedroom 4

7'4" max x 7'2" max

Rear facing, double glazed window, radiator.

Second Floor

Bedroom 1

15'10" max x 24'7" max

The master bedroom has double glazed french doors opening to a Juliet Balcony, double glazed window to the side elevation, loft access, his and hers fitted wardrobe, radiator.

En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap and tiled splashback, velux style window, shower cubicle with tiled splashback, extractor, radiator, tall roof in part

Externally

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

Garage

Single 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 C.

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

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