



MICHAEL HODGSON

estate agents & chartered surveyors

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## CHARTER DRIVE, SUNDERLAND £162,500

We welcome to the market this lovely 2 bed semi detached bungalow situated on Charter Drive in East Herrington offering a much sought after location providing easy access to shops, transport links and the A19. The property benefits from ready to move into living briefly comprising of: Entrance Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom and a Separate WC. Externally there is a front lawned garden, side gated driveway and to the rear and side a lawned garden with patio area and raised decking area. There is NO ONWARD CHAIN INVOLVED. Viewing is advised.

Semi Detached Bungalow

2 Bedrooms

Living Room

Kitchen

No Chain Involved

Viewing Advised

Gardens

EPC Rating: E



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## CHARTER DRIVE, SUNDERLAND

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### Entrance Hall

Radiator, loft access, storage cupboard, ladder access to the loft with wall mounted gas central heated boiler.

### Living Room

14'11" x 10'11"

The living room has a double glazed window to the front elevation, radiator.

### Kitchen

10'1" max x 11'0" max

The kitchen has a range of floor and wall units, tiled splashback, space for a free standing cooker, stainless steel sink and drainer with mixer tap, double glazed window to the side elevation, radiator, door to the garden, recessed spot lighting.

### Bedroom 1

10'11" max x 12'8" max

Front facing, double glazed window, radiator.

### Bedroom 2

11'11" x 10'10"

Rear facing, double glazed window, radiator.

### WC

Low level WC, double glazed window.

### Bathroom

White suite comprising of a pedestal basin, bath with shower over, double glazed window, recessed spot lighting, chrome towel radiator.

### Externally

Externally there is a front lawned garden, side gated driveway and to the rear and side a lawned garden with patio area and raised decking area.

### TENURE

We are advised by the Vendors that the property is held on a long

leasehold for a term of 999 years from 29th September 1960. 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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