



MICHAEL HODGSON

estate agents & chartered surveyors

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## BUCKINGHAM, SUNDERLAND

£125,000

This 2 bed end link bungalow is located on Buckingham on Lakeside Village and is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. The property briefly comprises of; Entrance Hall, Living Room, Kitchen, Inner Hall, 2 Bedrooms, Shower Room and a Conservatory / Garden Room. Externally there is a front garden, driveway and patio area and a rear lawned garden. The property is situated in the popular area of Lakeside Village close to Sainsburys Superstore, Durham Road and Doxford International Business Park. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended.

Bungalow

2 Bedrooms

Conservatory / Garden Room

Garage & Gardens

End Link

Living Room

No Chain Involved

EPC Rating: TBC

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### Entrance Hall

Radiator, clocks cupboard.

### Kitchen

7'9" x 10'11"

The kitchen has a range of floor and wall units, tiled splashback, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, double glazed window, door to the side, tiled floor, wall mounted gas central heated boiler.

### Living Room

11'9" x 16'5"

The living room has a double glazed window, radiator, feature fire with electric fire.

### Inner Hall

Loft access, storage cupboard.

### Bedroom 1

13'0" x 9'1"

Rear facing, double glazed window, radiator, recessed wardrobe.

### Bedroom 2

8'9" x 10'4"

Rear facing, double glazed window, radiator, access to the conservatory / garden room.

### Conservatory / Garden Room

8'6" x 13'7"

Accessed via bedroom 2, 2 double glazed windows, double glazed french doors to the garden.

### Shower Room

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, extractor, shower cubicle.

### Externally

Externally there is a front garden, driveway and patio area and a rear lawned garden.

### Garage

Single Garage in a separate block with driveway

### 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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