



MICHAEL HODGSON  
for sale  
0191 5827000  
www.michaelhodgson.co.uk

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estate agents & chartered surveyors

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## DRUMOYNE CLOSE, SUNDERLAND £295,000

An exciting opportunity to purchase a 4 bed detached house situated on the much sought after and highly desirable cul-de-sac of Drumoyne Close in East Herrington which commands a superb location providing easy access to Doxford international business Park, the A19, well respected schools and amenities. The property boasts generous living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 4 Bedrooms, En Suite and a Bathroom. Externally there is a front garden and driveway leading to the house and garage and to the rear is a garden with a paved patio area and raised lawn. There is NO ONWARD CHAIN involved with this sale. Viewing is highly recommended to fully appreciate the space, home and potential on offer.

Detached House  
Living Room  
Kitchen & Utility  
No Chain Involved

4 Bedrooms  
Dining Room  
Bathroom & En Suite  
EPC Rating: TBC



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## DRUMOYNE CLOSE, SUNDERLAND

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### Entrance Porch

Double glazed window, leading to the inner hall.

### Inner Hall

Double radiator, stairs to the first floor.

### WC

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

### Living Room

19'4" x 11'11"

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

### Dining Room

17'3" x 12'4"

Double glazed window to the rear elevation, double radiator, double glazed door to the garden.

### Kitchen

9'11" x 12'4"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric hob, double glazed window, glass display cabinet, radiator.

### Utility

9'5" x 8'0"

Range of floor and wall units, stainless steel sink and mixer tap, double glazed window, wall mounted gas central heated boiler, door to the garden.

### First Floor

Landing.

### Bathroom

Suite comprising of a low level WC, pedestal basin, towel radiator, double glazed window, bath.

### Bedroom 1

30'0" max

Front facing, large double glazed window, radiator and an additional double radiator, double glazed french door opening to a Juliet balcony to the rear.

### En Suite

White suite comprising of a low level WC, double radiator, wash hand basin with mixer tap sat on a vanity unit, shower, towel radiator.

### Bedroom 2

9'8" x 16'1"

Front facing, double glazed window, double radiator, range of fitted wardrobes with matching dressing table.

### Bedroom 3

10'9" x 6'7"

Rear facing, double glazed window, radiator.

### Bedroom 4

9'10" x 14'0"

Double glazed window, double radiator, fitted wardrobe with fitted shelving.

### Externally

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

### Garage

Integral garage accessed via an electric roller shutter 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 E.

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

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