



MICHAEL HODGSON

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estate agents & chartered surveyors



**SYMINGTON GARDENS, SUNDERLAND**  
**£169,950**

This neatly presented 3 bedroomed semi detached house situated on the cul de sac of Symington Gardens in Silksworth that offers easy access to Doxford International Business Park, the A19, local shops, schools and transport links to Sunderland City Centre. The property briefly comprises of: Entrance Hall, Living Room Dining Room, Kitchen, Utility Area and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front gravelled garden, side driveway leading to the garage and a rear garden with lawn and paved patio area. Viewing of this lovely home is highly recommended.

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|--------------------------|------------------|
| Semi Detached House      | 3 Bedrooms       |
| Living Room/ Dining Room | Garage           |
| Garden                   | Popular Location |
| Must Be Viewed           | EPC Rating C     |

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### Inner Hall

Stairs to the first floor, radiator.

### Living Room

13'7" x 12'5"

The living room has a front facing double glazed window, radiator, storage cupboard under the stairs, opening to the dining room.

### Dining Room

8'1" x 10'4"

The dining room has double glazed sliding doors to the rear, radiator.

### Kitchen

10'7" max x 7'2" max

The kitchen has range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated oven, electric hob with extractor over, space for a fridge and freezer, double glazed window and opening to a utility area.

### Utility Area

5'4" max x 7'1" max

Double glazed window, door to the rear, radiator plumbed for washer cupboard with wall mounted gas central heated boiler.

### First Floor

Landing, double glazed window, loft access.

### Bathroom

suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, towel radiator.

### Bedroom 1

13'1" max x 8'7" max

Front facing bedroom, having a range of fitted wardrobes, double glazed window, radiator.

### Bedroom 2

9'1" x 9'6"

Rear facing bedroom having a range of fitted wardrobes, double glazed window, radiator.

### Bedroom 3

9'11" max x 6'8" max

Front facing, double glazed window, radiator, storage cupboard.

### Garage

Single garage.

### Externally

Externally the property is set on a corner plot having a front gravelled garden, side driveway leading to the garage and a rear garden with lawn and paved patio area.

### 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.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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