



MICHAEL HODGSON

estate agents & chartered surveyors

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SANDOWN GARDENS, SUNDERLAND  
 £169,950

This neatly presented 3 bed semi detached house is situated on the cul-de-sac of Sandown Gardens in Silksworth and offers easy access to Doxford International Business Park, the A19, local shops, schools and transport links to Sunderland City Centre. The property is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Dining / Garden Room, Shower Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front garden, side driveway providing off street parking and to the rear is a garden with decking area, artificial grass lawn and a large storage shed. Viewing of this lovely home is highly recommended.

Semi Detached House  
 Living Room  
 Dining / Garden Room  
 Viewing Advised

3 Bedrooms  
 Kitchen / Breakfast Room  
 Bathroom & Shower Room  
 EPC Rating: TBC

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### Entrance Hall

Tiled floor, radiator, stairs to the first floor.

### Living Room

12'9" max x 13'6" max

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

### Kitchen/Breakfast Area

14'6" x 10'5"

The kitchen has a range of floor and wall units, tiled splashback, breakfast bar, electric oven, electric hob, stainless steel sink with drainer and mixer tap, cupboard with wall mounted boiler, recessed spot lighting, double glazed window, integrated dishwasher, space for an American style fridge freezer, laminate floor.

### Dining Room

11'11" x 9'3"

Double glazed window, radiator, laminate floor, double glazed french doors to the rear garden.

### Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower with tiled splashback, double glazed window, chrome towel radiator, recessed spot lighting, extractor.

### First Floor

Landing, double glazed window, loft access.

### Bathroom

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

### Bedroom 1

11'3" max x 9'2" max

Rear facing, double glazed window, radiator, walk in wardrobe.

### Bedroom 2

13'3" max x 8'8" max

Front facing, double glazed window, radiator.

### Bedroom 3

9'9" max x 7'2" max

Front facing, double glazed window, radiator.

### Externally

Externally there is a front garden, side driveway providing off street parking and to the rear is a garden with decking area, artificial grass lawn and a large storage shed.

### COUNCIL TAX

The Council Tax Band is Band B.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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