



MICHAEL HODGSON

estate agents & chartered surveyors

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## KINGSWOOD GROVE, SUNDERLAND

£175,000

A fantastic opportunity to purchase an extended 2 bed semi detached bungalow situated on the cut-de-sac of Kingswood Grove in Hastings Hill offering a much sought after and popular location providing a superb commuting location via the A19 to Sunderland, Durham and beyond, in addition to well respected schools, shops and amenities. The property will not fail to impress all who view benefitting from living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Shower Room and 2 Bedrooms. Externally there is a front garden, side driveway leading to the house and garage whilst to the rear is garden with paved patio, gravelled patio area and well stocked borders. Viewing of this lovely home is highly recommended.

Semi Detached House  
Living Room  
Garage & Gardens  
Shower Room

2 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: C



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### Entrance Hall

Radiator, alarm control panel.

### Living Room

15'3" x 11'11"

The living room has a double glazed patio door to the rear garden, radiator, feature fireplace will electric fire.

### Kitchen / Dining Room

19'7" x 889'1"

The kitchen has a range of floor and wall units, electric oven, electric hob, stainless steel sink and drainer with mixer tap, plumbed for washer, double glazed window to the rear, radiator, double glazed patio door to the garden, 2 double glazed windows.

### Shower Room

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower cubicle, double glazed window, cupboard with wall mounted gas central heating boiler, loft access.

### Bedroom 1

13'3" x 10'2"

Front facing, double glazed windows, full range of fitted wardrobes, double radiator.

### Bedroom 2

9'9" x 9'6"

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

### Externally

Externally there is a front garden, side driveway leading to the house and garage whilst to the rear is garden with paved patio. gravelled patio area and well stocked borders.

### Garage

Accessed via an electric roller shutter, access door to the garden.

### COUNCIL TAX

The Council Tax Band is Band C.

### 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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