



MICHAEL HODGSON

estate agents & chartered surveyors

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LINDEN ROAD, SUNDERLAND

£465,000

We are delighted to bring to the market this 3 bed detached bungalow that commands a superb location within the Ashbrooke conservation area on Linden Road. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This unique designed property offers versatile and generous living accommodation briefly comprises of; Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room, Bedroom / Reception Room, Shower Room / WC and to the First Floor, 2 Bedrooms, Bathroom and a Study. Externally the property is set on a lovely corner plot having a front and side garden, a side driveway providing off street parking leading to the garage whilst to the rear / side is a lovely mature well stocked garden offering an abundance of plants, trees and shrubs in addition to a lawn, patio area and access to the garage. Viewing of this lovely property is highly recommended to appreciate the space and home on offer.

Detached Bungalow

3 Bedrooms

Living Room

Dining Room

Conservatory

Bathroom & Shower Room

Garage & Gardens

EPC Rating: E



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Entrance Hall

A spacious hallway having two double radiator, return staircase to the first floor, two storage cupboards.

Living Room

22'1" x 11'7"

The living room has glazed French doors opening to the garden, two radiators, ornate feature fireplace, window to the rear elevation

Dining Room

12'11" x 11'7"

Front facing, radiator, two sets of recessed glass display cabinets, ornate feature fireplace, opening to

Conservatory

13'5" x 14'1"

The conservatory has a Full range of double glazed windows, double glazed door to the rear garden, two double radiators

Bedroom 3 / Reception Room

12'1" to bay x 13'5"

Front facing, bay window with window seat, radiator, currently used as a ground floor bedroom.

Kitchen / Breakfast Room

8'10" x 10'5"

The kitchen has a Range of floor and wall units, tiled splashback, stainless steel sink with mixer tap, double oven, integrated microwave, electric hob, door to the garden, radiator, integrated dishwasher, cupboard with boiler, plumbed for washer and dryer.

Shower Room / WC

Suite comprising of a Low level WC, wash hand basin, shower cubicle, radiator

First Floor

Landing

Bedroom 1

Bedroom with With dressing area and window seat, radiator, storage cupboard and a walk in storage wardrobe / closet.

Study

Accessed from bedroom 1, currently used as a study / home office, velum style window, radiator.

Bedroom 2

6'9" x 14'1"

Front facing, radiator, range of fitted wardrobes

Bathroom

Suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower over, velux style window, towel radiator, t-fall roof in part.

External

Externally the property is set on a lovely corner plot having a front and side garden, a side driveway providing off street parking leading to the garage whilst to the rear / side is a lovely mature well stocked garden offering an abundance of plants, trees and shrubs in addition to a lawn, patio area and access to the garage.

Garage

Detached Single garage with driveway

COUNCIL TAX

The Council Tax Band is Band F

TENURE

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

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.

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

M I C H A E L H O D G S O N

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