



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

estate agents & chartered surveyors



HUMBLDON PARK, SUNDERLAND

£279,950

We are delighted to welcome to the market this superb 4 bed semi detached house situated on Humbledon Park commanding a much sought after location boasting excellent communication links to Sunderland City Centre, the A19, shops schools and amenities. The generous property benefits from gas central heating, double glazing, contemporary decor and will not fail to impress all who view. The internal living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Dining / Family / Conservatory, WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front garden that enjoys lovely views over Barnes Park and paved driveway leading to the side garage whilst to the rear is a lovely garden having a superb decking area, lawn and rear paved patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely family home is unreservedly recommended.

Semi Detached House

4 Bedrooms

Living Room

Sitting Room

Kitchen / Dining / Family Room

Garage & Gardens

Viewing Advised

EPC Rating: D



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Entrance Vestibule

Leading to:

Inner Hall

Radiator, laminate floor, delft rack

Living Room

19'0" to bay x 15'1"

The living room has a double glazed bay window to the front elevation, laminate floor, feature fire with gas fire, coving to ceiling, delft rack

Sitting Room

18'3" max x 13'1" max

Laminate floor, feature fire with gas fire, double glazed door leading to the rear garden

WC

Low level WC, wall hung wash hand basin, extractor, laminate floor, tiled walls

Kitchen

13'0" x 10'5"

The kitchen has a range of floor and wall units, tiled splashback, double electric oven, gas hob with extractor over, sink and drainer with mixer tap, plumbed for dishwasher and washing machine, laminate floor, double glazed window, radiator, cupboard with wall mounted gas boiler, opening to;

Dining Room / Conservatory

10'5" x 17'3"

A lovely light and airy room having a range of double glazed windows, double glazed French doors opening to the rear garden, Velux style window, radiator

First Floor

Landing, double glazed window to the side elevation, two storage cupboards

Bathroom

Contemporary white suite comprising low level WC, pedestal basin with mixer tap, corner shower, freestanding roll top bath with mixer tap, two double glazed windows, radiator, tiled walls and floor, recess spotlighting, chrome towel radiator

Bedroom 1

8'10" x 10'7"

Rear facing, double glazed window, radiator, laminate floor

Bedroom 2

18'10" to bay x 12'1"

Front facing, double glazed bay window, radiator in bay, laminate floor

Bedroom 3

12'3" x 13'10"

Rear facing, double glazed window, radiator, laminate floor

Bedroom 4

10'0" x 7'4"

Front facing, double glazed window, radiator, laminate floor

External

Externally there is a front garden and paved driveway leading to the side garage whilst to the rear is a lovely garden having a superb decking area, lawn and rear paved patio area.

Garage

Single garage accessed via an up and over garage door

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.

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

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