



MICHAEL HODGSON

estate agents & chartered surveyors





## BALDERSDALE GARDENS, SUNDERLAND

£215,000

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We are delighted to bring to the market this generous 4 bedroom semi detached house situated on Baldersdale Gardens on Elstob Farm which boasts a much sought after location providing easy access to local shops, schools and amenities as well as transport links to Sunderland City Centre and the A19. The property offers spacious and versatile living space briefly comprising of: Entrance Porch, Inner Hall, Separate WC, Living / Dining Room, Kitchen / Breakfast Room and to the First Floor, 4 Bedrooms and Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear a patio area, lawn and and additional patio area to the very rear the garden. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

4 Bedrooms

Living / Dining Room

Kitchen / Breakfast Room

Garage

Viewing Advised

Gardens

EPC Rating: C



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### Entrance Porch

Double glazed window, tiled floor, leading to;

### Inner Hall

Radiator, storage cupboard return staircase.

### Separate WC

Low level wc, wash hand basin set on a vanity unit, tiled walls, radiator.

### Living Room / Dining Room

25'4" x 11'7"

The living room/ dining room spans the full depth of the house having a large double glazed window to the front elevation, double glazed french door to the rear garden, two double radiators, feature fireplace with gas fire.

### Kitchen / Breakfast Room

17'10" x 9'10"

The kitchen has a range of floor and wall units, tied splashback, sink and drainer with mixer tap, gas hob, electric oven, breakfast bar, two double glazed windows, tiled floor, double radiator, door to the rear garden.

### First Floor

Landing, loft access, storage cupboard, double glazed window to the rear elevation.

### Bedroom 1

11'8" x 11'6"

Front facing, double glazed window, radiator, range of fitted wardrobes and matching dressing table and drawers

### Bedroom 2

13'3" x 11'6"

Rear facing, double glazed window, radiator, double recessed wardrobes

### Bedroom 3

9'2" x 10'0"

Rear facing, double glazed window, radiator, double recessed wardrobe with wall mounted gas central heating boiler.

### Bedroom 4

9'10" x 11'4"

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

### Bathroom

Suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap, shower cubical, tiled walls and floor, recessed spot lighting, double glazed window, shaver point, chrome towel radiator.

### Garage

Electric roller shutter access, plumbed for washer and dryer.

### Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear a patio area, lawn and and additional patio area to the very rear the garden.

### 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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