



MICHAEL HODGSON

estate agents & chartered surveyors





## DURHAM ROAD, SUNDERLAND

£299,950

Situated on Durham Road in East Herrington this generous 3 bed detached bungalow offers a superb location providing easy access to well respected schools, amenities, the A19 and Doxford International Business Park in addition to Sunderland City Centre only a short car journey. The property briefly comprises of: Entrance Hall, Living Room, 3 Bedrooms, Bathroom, Kitchen and a Conservatory. Externally the property is set on a corner plot having a front, side and rear lawned garden in addition to side driveway leading to the garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing highly recommended

Detached Bungalow

Living Room

Bathroom

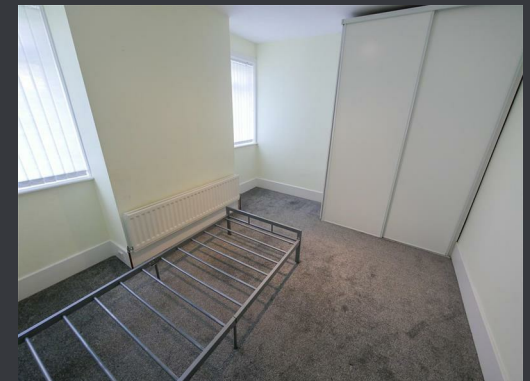
Garage & Garden

3 Bedrooms

Kitchen

Corner Plot

EPC Rating: E



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### EntranceHall

Laminate floor, double radiator

### Bedroom1

15'5" to bay x 13'11"

Front facing, double glazed bay window, double radiator

### Living Room

15'7" x 13'10" to bay

Front facing, double glazed bay window, double radiator, feature fire with gas fire

### Bedroom2

12'2" x 12'11"

Rear facing, double radiator, range of fitted wardrobes, timber framed double glazed window

### Bedroom3

10'4" x 12'1"

Side facing, two double glazed windows, range of fitted wardrobes, double radiator

### Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment over, double radiator, recess spot lighting

### Kitchen

13'3" x 14'2"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink and drainer with mixer tap, tiled floor, glass display cabinets, two timber framed double glazed windows, patio door opening to conservatory

### Conservatory

8'6" x 9'11"

Patio door leading to the garden, radiator

### External

Externally the property is set on a corner plot having a front, side and rear lawned garden in addition to side driveway leading to the garage

### Garage

Detached single garage accessed via an electric roller shutter.

### 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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