



MICHAEL HODGSON

estate agents & chartered surveyors





## EAGLESCLIFFE, SUNDERLAND

Offers Over £159,950

A well presented modern 3 bed detached house situated on Eaglescliffe on the much sought after and relatively new development of Stokesley Lodge which is located just off Burdon Lane which offers an excellent location providing easy access to well respected schools, amenities, shop as well as being within easy reach of the A19, Sunderland City Centre and Doxford International Business Park. The property benefits from Gas Central Heating, Double Glazing, a security alarm system with the internal accommodation briefly comprising of: Entrance Hall, Living Room, WC / Cloaks, Kitchen, Dining Room and to the First Floor, Landing, 3 Bedrooms, Bathroom and En Suite. Externally there is a front and rear garden, side driveway leading to the garage. Viewing of this lovely home is highly recommended.

Detached House

Living Room

Dining Room

Viewing Advised

3 Bedrooms

Kitchen

Garage & Gardens

EPC Rating: B



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### Entrance Hall

Laminate floor, alarm control panel, radiator

### WC

Low level wc, pedestal basin with tiled splash back, radiator, double glazed window, laminate floor

### Living Room

14'7" x 10'11"

The living room has a double glazed window, laminate floor, radiator

### Kitchen

8'1" x 10'5"

The kitchen has a range of floor and wall units, gas hob with extractor over, stainless steel sink and drainer with mixer tap, plumbed for washer, cupboard with wall mounted gas boiler, space for free standing fridge/freezer

### Dining Room

10'1" x 11'1"

Double glazed french doors to the garden, radiator, laminate floor

### First Floor

Landing, double glazed window to the side elevation

### Bedroom 1

12'5" x 8'11"

Rear facing, double glazed window, mirror fronted wardrobes, radiator

### En Suite

White suite comprising low level wc, pedestal basin with mixer tap, shower with tiled splash back, extractor, radiator

### Bedroom 2

8'6" x 10'5"

Rear facing, double glazed window, radiator

### Bedroom 3

10'5" x 7'1"

Front facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, double glazed window, bath with shower attachment over, radiator

### Externally

Externally there is a front and rear garden, side driveway leading to the garage

### Garage

Attached single garage

### 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.

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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