



MICHAEL HODGSON

estate agents & chartered surveyors





## TREVARREN DRIVE, SUNDERLAND

£169,950

An immaculately presented 3 bed extended semi detached house located in an excellent position providing easy access to road transport links to Sunderland City Centre, the A19 in addition to schools, shops and amenities. The property itself benefits from gas central heating, double glazing, modern decor and briefly comprises of: Entrance Porch, Inner Hall, Living Room / Dining Room, Conservatory, Kitchen / Breakfast Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway leading to the house and garage in addition to a lawn whilst to the rear is a lovely garden having a paved patio area, raised lawn and a paved patio area to the rear of the garden. Viewing of this lovely family home is highly recommended.

Semi Detached House  
Living / Dining Room  
Conservatory  
Viewing Advised

3 Bedrooms  
Kitchen / Breakfast Room  
Garage & Gardens  
EPC Rating: D



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### Entrance Porch

Double glazed window, leading to

### Inner Hall

Radiator with cover, cupboard under stairs, stairs to the first floor

### Living Room / Dining Room

11'10" x 26'4"

The living room / dining room spans the full depth of the house having a large double glazed window to the front elevation, feature fireplace with electric fire, two radiators

### Conservatory

11'11" x 8'11"

The conservatory has a full range of double glazed windows and a double glazed door leading to the garden

### Kitchen / Breakfast Room

17'9" x 10'8"

The kitchen / breakfast has a double glazed window to the rear elevation, wood strip floor, plumbed for washer, double glazed patio door leading to the garden, sink and drainer with mixer tap, space for a free standing cooker, radiator

### First Floor

Landing, double glazed window

### Bedroom 1

12'0" x 9'10"

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

### Bedroom 2

11'10" x 8'8"

Rear facing, double glazed window, radiator, storage cupboard, loft access

### Bedroom 3

9'5" x 7'10"

Front facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc and wash hand basin set on a vanity unit, bath with electric shower over, double glazed window, radiator

### Garage

Attached single garage with wall mounted gas boiler

### Externally

Externally there is a front block paved driveway leading to the house and garage in addition to a lawn whilst to the rear is a lovely garden having a paved patio area, raised lawn and a paved patio area to the rear of 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.

### 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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