



MICHAEL HODGSON

estate agents & chartered surveyors





## THE SYCAMORES, SUNDERLAND £285,000

We welcome to the market this deceptively spacious 2 bed detached bungalow situated on the cul-de-sac of The Sycamores offering a discerning purchaser an excellent opportunity. The property is ideally located to provide convenient access to shops, amenities and excellent transport links to Sunderland City Centre. Internally the accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, sitting Room / Dining Room, Kitchen / Breakfast Room, Conservatory, 2 Bedrooms and a Bathroom. Externally there is a front block paved garden and driveway leading to the garage whilst to the rear is a garden with decking area, paved patio and lawn. Viewing is advised to appreciate the space and home on offer.



## THE SYCAMORES, SUNDERLAND

£285,000

---

### Entrance Porch

Double glazed window, leading to

### Inner Hall

Laminate floor, radiator

### Living Room

12'11" x 21'1"

The living Room has a double glazed bay window to the front elevation, feature fireplace with electric fire, two radiators

### Sitting Room/ Dining Room

9'3" x 12'8"

Radiator, double glazed French Doors opening to the conservatory

### Kitchen / Breakfast Room

22'4" x 9'3"

The kitchen has a range of floor and wall units, tiled splash back, electric oven, electric hob, plumbed for washer, stainless steel sink and drainer with mixer tap, three double glazed windows, laminate floor, radiator

### Conservatory

8'9" x 15'0"

The conservatory has a range of double glazed windows, double glazed door opening to the rear garden, laminate floor

### Bedroom 1

10'4" x 12'8"

Front facing, double glazed bay window, laminate floor, full range of mirror fronted fitted wardrobes, radiator

### Bedroom 2

11'5" x 11'10"

Rear facing, double glazed bay window, laminate floor, range of fitted wardrobe, radiator

### Bathroom

White suite comprising low level wc, pedestal basin, bath with shower over, double glazed window, recessed spot lighting, radiator

### Externally

Externally there is a front block paved garden and driveway leading to the garage whilst to the rear is a garden with decking area, paved patio and lawn

### Garage

Attached double length garage accessed via an electric door, wall mounted gas boiler

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

