



MICHAEL HODGSON

estate agents & chartered surveyors



ANGROVE GARDENS, SUNDERLAND

£157,500

An exiting opportunity to purchase this 3 bed generously proportioned semi detached bungalow situated on the cul-de-sac of Angrove Gardens in the sought after location of St Gabriel's just off Chester Road which enjoys convenient location for local shops and amenities, Sunderland Royal Hospital and easy access to the A19 and Sunderland City Centre. The property offers versatile living accommodation briefly comprising of; Entrance Hall, Living Room, Sitting Room, Conservatory Kitchen/Breakfast Room, Ground Floor Bedroom, Shower Room and to the First Floor 2 Bedrooms. Externally there is a front garden, side driveway leading to the garage, whilst the rear a lovely lawned garden. The property is in need of modernisation and offers huge potential to a discerning purchaser and is offered FOR SALE with NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the property and potential on offer.

Semi Detached Bungalow

3 Bedrooms

Living Room

Sitting Room

Conservatory

Kitchen / Breakfast Room

No Chain Involved

EPC rating: TBC



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Entrance Hall
Radiator, stairs to the first floor

Living Room or Ground Floor Bedroom
17'2" x 11'11"
Front facing, Double glazed window, radiator

Sitting Room
14'2" x 13'10"
Radiator, patio door leading to the conservatory

Conservatory
9'7" x 12'9"
Two double glazed windows and double glazed door leading to the garden, radiator

Kitchen / Breakfast Room
11'7" x 12'5"
Range of floor and wall units, tiled splash back, wall mounted gas boiler, electric oven, gas hob, stainless steel sink and drainer with mixer tap, door to the garden

Bedroom 2
10'11" x 11'7"
Front facing, double glazed window, radiator

Shower Room
White suite comprising low level W.C., wash hand basin with mixer tap set on a vanity unit, corner shower, radiator, two double glazed windows

First Floor
Landing

Bedroom 1
19'8" x 10'6"
Two double glazed windows, fitted wardrobes, radiator

Bedroom 3
8'2" x 10'7"
Double glazed window, radiator

Externally
Externally there is a front garden, side driveway leading to the garage, whilst the rear a lovely lawned garden

Garage
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.

M I C H A E L H O D G S O N

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