



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

estate agents & chartered surveyors



TARN DRIVE, SUNDERLAND

£125,995

An immaculately presented 2 bed mid link house situated on Tarn Drive that is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated. Grangetown is conveniently located to provide easy access to the A19, Sunderland City Centre in addition to local shops, schools and amenities. The property itself boasts contemporary decor, a luxury bathroom suite, gas central heating, superb kitchen with granite worktops and integrated appliances, double glazing and briefly comprises of: Entrance Vestibule, Living Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden, block paved path leading to the house whist to the rear is a south facing garden with paved patio area, artificial grass lawn and parking to the rear. There is a car parking space to the rear of the house. Viewing is highly recommended to fully appreciate this lovely home.

House
2 Bedrooms
Kitchen
Lovely Property

Mid Link
Living Room
Front & Rear Garden
EPC Rating: C



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Entrance Vestibule

Radiator, laminate floor

Living Room

11'7" x 14'1"

The Living Room has a double glazed bay window to the front elevation, two radiators laminate floor, coving to ceiling, provision for a wall mounted TV, opening to:

Kitchen

11'8" x 7'11"

The Kitchen has a range of floor and wall units, granite worktops with matching splashbacks, breakfast bar, stainless steel sink with mixer tap, electric hob, electric oven, integrated microwave, fridge, freezer, dishwasher and washer/dryer, recessed spot lighting, double glazed window, door leading to the rear garden

First Floor

Landing

Bedroom One

8'9" x 11'7"

Rear facing, double glazed window, radiator

Bedroom Two

6'4" x 11'6"

Front facing, double glazed window, radiator

Bathroom

Luxury white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and Rainfall style shower head over in addition to an additional shower attachment, tiled walls and floor, recessed spot lighting, extractor chrome towel radiator

External

Externally there is a front lawned garden, block paved path leading to the house whilst to the rear is a south facing garden with paved patio area, artificial grass lawn and parking to the rear

Parking

Allocated parking space to the rear

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.

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

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8802-1164-2529-4807-1663>

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