



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## THE SYCAMORES, SUNDERLAND £249,999

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

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### 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.

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