



MICHAEL HODGSON

estate agents & chartered surveyors

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KEDLESTON CLOSE, SUNDERLAND

£249,950

This larger style 4 / 5 bed detached town house is situated at the head of the cul-de-sac on Kedleston Close and is arranged over three floors commanding a superb position on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The generous and versatile living accommodation briefly comprises of: Entrance Hall, Study / Reception / Bedroom, Utility, To the First Floor, Landing, Living Room, Dining Room, Kitchen, WC, Study / Reception / Bedroom and to the Second Floor, Landing, 3 Bedrooms, Bathroom and En Suite to Bedroom 1. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden with two decking areas. Viewing of this lovely home is highly recommended.

Detached House
Over 3 Floors
Dining Room
Garage & Gardens

5 Bedrooms
Living Room
Bathroom. & En Suite
EPC Rating: D



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Entrance Hall
Tiled floor, radiator, cupboard under the stairs, stairs to the first floor

Study or Ground Floor Bedroom
11'5" x 8'8"
A versatile room that could be used as a reception room or ground floor bedroom. Double glazed window, radiator

Utility
6'3" x 9'10"
Floor units, stainless steel sink and drainer with mixer tap, plumbed for washer, tiled floor

First Floor
Landing, radiator

Living Room
11'10" x 17'0"
The living room had a double radiator, double glazed French doors to a Juliet balcony, leading to:

Dining Room
12'2" x 9'2"
Double glazed French doors to the rear garden, double radiator

Kitchen
12'3" x 13'3"
The kitchen has a range of floor and wall units, granite worktops, double glazed window, double radiator, tiled floor, wine rack, range cooker

WC
Low level WC, pedestal basin

Reception Room / Bedroom
13'0" max x 9'5" max
A versatile room having a double glazed window, radiator

Second Floor
Landing, double glazed window

Bedroom 1
11'10" x 12'5"
Rear facing, double glazed window, radiator, range of fitted wardrobes

En Suite
White suite comprising low level WC, walk in shower with rainfall shower head, recess spot lighting, wash hand basin set on a vanity unit, double glazed window, towel radiator, recess spot lighting

Bedroom 2
11'5" x 10'10"
Double glazed window, radiator, front facing

Bedroom 3
11'8" x 14'8"
Double glazed window, radiator, Front facing

Bathroom
Suite comprising low level WC, pedestal basin, bath, double glazed window, radiator

External
Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden with two decking areas

Garage
Integral single garage accessed via and up and over garage door.

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.

COUNCIL TAX
The Council Tax Band is Band E

TENURE
We are advised by the Vendors that the property is held on a lease for a term of 99 years from 1st January 2003. Any prospective purchaser should clarify this with their Solicitor

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

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