



MICHAEL HODGSON

estate agents & chartered surveyors

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## GREENSTEM WAY, SUNDERLAND

£165,000

This 2 bedroom semi detached house is situated on Greenstem Way on this exclusive development of Cherry Tree Park which is conveniently located to provide convenient access to the A19, Sunderland City Centre in addition to local shops, schools and amenities in addition to offering superb walks and green open spaces. The property itself briefly comprises of Entrance Vestibule, Living Room, Kitchen, Wc, and to the First Floor 2 Bedrooms and Bathroom. Externally there is a front paved driveway for off street parking and a rear lawned garden with side gate. There is NO ONWARD CHAIN with this property.

Semi Detached House

2 Bedrooms

Living Room

Kitchen

Off Street Parking

Rear Garden

Must Be Viewed

EPC Rating B



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Entrance Vestibule

The entrance vestibule has stairs to first floor, radiator.

Living Room

12'10" max x 11'10" max

The living room has a front facing double glazed window, radiator.

Rear Passage

WC

Low level WC, pedestal basin, radiator.

Kitchen

14'8" max x 9'2" max

The kitchen has a range of floor and wall units, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, integrated oven, electric hob with extractor over, stainless steel sink and drainer, storage cupboard, radiator, double glazed french doors to the rear, recessed spot lighting, cupboard with wall mounted gas central heating boiler.

First Floor

Landing, double glazed window, radiator, loft access

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

Bedroom 1

11'0" x 11'8"

Front facing bedroom having a double glazed window, radiator and two storage cupboards.

Bedroom 2

8'3" x 11'3"

Rear facing bedroom having a double glazed window and radiator.

Externally

Externally there is a front paved driveway for off street parking whilst to the rear there is a lawned garden.

COUNCIL TAX

The Council Tax Band is Band B.

TENURE

We are advised by the Vendors that the property is Freehold. 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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