



MICHAEL HODGSON

estate agents & chartered surveyors



SEVENOAKS DRIVE, SUNDERLAND

£239,950

This 3 bedroom extended semi detached house is situated in the popular area of Hasting Hill. Located close to local shops and amenities with road links to the A19 and Sunderland City Centre. The property itself briefly comprising of Entrance Porch, Entrance Hall, Living Room, Family Room/ Dining Room/ Kitchen, Shower Room and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the attached garage whilst to the rear there is a lawned garden with patio area decking area. This property must be viewed to appreciate the home on offer.

Semi Detached House

3 Bedrooms

Extended

Family Room /Dining
Room/ Kitchen

Front & Rear Garden

Living Room

Bathroom & Shower Room

EPC Rating D



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Entrance Porch

Entrance Hall

The Entrance hall has tiled floor, radiator, storage cupboard and stairs to the first floor.

Living Room

12'6" x 13'1"

The Living room has a double glazed bay window, feature fireplace with gas fire, coving to ceiling, and radiator.

Family Room

19'10" max x 8'3"

The family area has a tiled floor, two radiators, opening to the Dining/ Kitchen area:

Dining Room/ Kitchen

26'8" max x 23'10" max

This L shaped Dining Room/ Kitchen has bifolding doors to the rear garden, 3 velux style windows and recessed spot lighting. The kitchen area has a comprehensive range of floor and wall units, granite worktops with spalshback, integrated oven, electric hob, sink and drainer with mixer tap, space for fridge/freezer, integrated washer, dryer and dishwasher, wine cooler, double glazed window and a door leading to the garage.

Shower Room

White suite comprising wc and wash hand basin set on vanity unit, radiator, shower, recessed spot lighting, tiled floor, velux style window.

Garage

Single attached garage having wall mounted gas central heating boiler.

First Floor

Landing

Bedroom 1

13'2" x 11'8" max

Front facing bedroom with double glazed window and radiator.

Bedroom 2

8'9" max x 11'6" max

Rear facing , double glazed window radiator, fitted wardrobes.

Bedroom 3

8'2" max x 7'3"

Front facing bedroom with double glazed window, radiator, fitted wardrobes and storage above bed.

Bathroom

Suite comprising low level wc, wash hand basin set on vanity unit, bath with shower over, towel radiator, recessed spot lighting, tiled floor and walls, double glazed windows.

Externally

Externally the property has a front lawned garden and driveway leading to the attached garage whilst to the rear there is a lawned garden with patio area decking area. This property must be viewed to appreciate the home on offer.

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

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