



MICHAEL HODGSON

estate agents & chartered surveyors



STILLINGTON CLOSE, SUNDERLAND
£199,950

A rare to the market 2 bed detached bungalow situated in a cul-de-sac position on Stillington Close offering a superb commuting location being situated in Ryhope close to the A19, transport links to the city centre in addition to local shops, schools and amenities. The property boasts generous living space briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining Room, Utility, Conservatory, Shower Room and 2 Bedrooms. Externally there is a front garden and driveway leading to the house and garage whilst to the rear there is a paved patio area, lawn and well stocked borders. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is unreservedly recommended.

Detached Bungalow

Living Room

Conservatory

No Chain Involved

2 Bedrooms

Kitchen / Dining Room

Garage & Gardens

EPC Rating: D



STILLINGTON CLOSE, SUNDERLAND

£199,950

Entrance Vestibule

leading to:

Inner Hall

Radiator, loft access, recessed spot lighting, cloaks cupboard with alarm control panel

Living Room

10'10" x 18'4" to bay

The Living Room has a double glazed box bay window to the front elevation, double radiator, feature fireplace with gas fire

Kitchen/Dining Room

9'0" x 12'7"

The kitchen has a comprehensive range of floor and wall units, tile splashbacks, glass display cabinets, double electric oven, sink and drainer with mixer tap, double glazed window, radiator

Utility

5'2" x 8'2"

Floor and wall units, tile splashbacks, stainless steel sink and drainer, plumbed for washing machine, tiled floor, radiator door to the garage and conservatory

Conservatory

8'10" x 8'8"

The Conservatory has a full range of double glazed windows, double glazed door to the rear garden

Bedroom One

9'6" x 13'10"

Double glazed window, radiator, two double recessed wardrobes

Bedroom Two

11'0" x 12'5"

Front facing, double glazed window, radiator, two storage cupboards/wardrobes

Shower Room

Suite comprise low level wc, wash hand basin with mixer tap set on a vanity unit, radiator, double glazed window, extractor, shower with tile surround, recessed spot lighting

External

Externally there is a front garden and driveway leading to the house and garage whilst to the rear there is a paved patio area, lawn and well stocked borders

Garage

Accessed via a roller shutter, wall mounted gas central heating boiler

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

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

