



MICHAEL HODGSON

estate agents & chartered surveyors





## OFFERTON CLOSE, SUNDERLAND

£269,950

We welcome to the market this 3 / 4 bed link detached dormer "dutch" style bungalow situated on the cul-de-sac of Offerton Close in South Hylton commanding convenient access to the A19, local shops, schools and amenities as well as South Hylton Metro Station and Sunderland City Centre. This property had been modernised and improved by the current owners and will not fail to impress all who view. The versatile and generous property is arranged over two floors and briefly comprises of: Entrance Inner Hall, Study / Reception Room, Kitchen / Dining / Living Room, Garden Room, Ground Floor 4th Bedroom or Sitting Room, Bathroom and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and a side driveway leading to the garage and to the rear is a lawned garden. Viewing is highly recommended.

Detached

Dutch Style Bungalow

3 or 4 Bedrooms

2 Reception Rooms

Kitchen / Dining / Sitting Room

Bathroom & Shower Room

Garage & Gardens

EPC Rating: C



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**Entrance Hall**  
The entrance hall has a Karndean floor, stairs to the first floor, radiator

**Kitchen / Dining Room / Living Room**  
23'7" max x 21'7" max  
A open plan Kitchen / Dining / Living Room having two double glazed window, karndean flooring, radiator.

The kitchen has a range of floor and wall units, breakfast bar, induction hob, oven, integrated dishwasher, fridge / freezer, sink and mixer tap, cupboard with wall mounted gas central heating boiler.

**Garden Room**  
11'0" x 7'9"  
Range of double glazed window, door to the garage, double glazed door to the garden.

**Study / Reception Room**  
11'3" x 12'2"  
A versatile room having a double glazed window, radiator

**4th Bedroom / Reception Room**  
7'10" x 12'2"  
A flexible living space featuring: Karndean flooring, double-glazed windows and radiator. Ideally suited as a ground-floor fourth bedroom, this room also functions perfectly as a dedicated home office or secondary sitting room

**Bathroom**  
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, part tiled wall, double glazed window, chrome towel radiator, bath with mixer tap and shower attachment, karndean flooring.

**First Floor**  
Landing, loft access, velux style window to the side elevation.

**Bedroom 1**  
11'11" max x 15'7" max  
Double glazed window, radiator, storage cupboard.

**Bedroom 2**  
11'5" x 12'10"  
Double glazed window, radiator, velux style window.

**Bedroom 3**  
12'0" x 8'2"  
Two velux style windows, radiator.

**Shower Room**  
White suite comprising of a low level WC, wall hung wash hand basin with a mixer tap sat on a vanity unit and tiled splashback, double glazed window, shower with tiled splashback and rainfall shower head and an additional shower attachment.

**Garage**  
Accessed via an up and over door.

**Externally**  
Externally there is a front garden and a side driveway leading to the garage and to the rear is a lawned garden.

**COUNCIL TAX**  
The Council Tax Band is Band D.

**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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