



MICHAEL HODGSON

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estate agents & chartered surveyors





## STANNINGTON GROVE, SUNDERLAND

£189,950

Having undergone a full scheme of modernisation and improvement by the current owner this immaculately presented 3 bedrooned semi detached house must be viewed to be fully appreciated. Situated on Stannington Grove in Tunstall the property boasts a much sought after and highly desirable location offering easy access to local shop, schools and amenities. Internally the house boasts a kitchen with integrated appliances, re fitted central heating boiler & system, luxury bathroom suite and many extras of note. The spacious living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and a shared side driveway whilst to the rear is a lovely garden having a paved patio area and lawn. Viewing is highly recommended to fully appreciate the home and appointment on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Luxury bathroom Suite

Immaculate Property

Viewing Advised

EPC Rating: D



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### Entrance Porch

Laminate floor, leading to:

### Inner Hall

Radiator with cover, laminate floor, stairs to the first floor, cupboard under the stairs

### Living Room

15'9" x 11'7"

The living room has a double glazed bay window to the front elevation, radiator, provision for a wall mounted tv, opening to:

### Kitchen / Dining Room

9'5" x 19'9"

A lovely open plan kitchen/ dining room having a double glazed window and double glazed French doors opening to the rear garden, laminate floor, radiator with cover

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric oven, electric hob with extractor over, cupboard with wall mounted gas boiler, integrated fridge, freezer and washing machine

### First Floor

Landing, double glazed window

### Bathroom

Modern white suite comprising, wash hand basin with mixer tap set on a vanity unit, low level wc, double glazed window, bath with rainfall style shower head and an additional shower attached, chrome towel radiator

### Bedroom 1

12'9" max x 12'0" max

Front facing, double glazed window, radiator

### Bedroom 2

13'7" max x 9'2"

Rear facing double glazed window, radiator, range of fitted wardrobes

### Bedroom 3

7'6" x 8'9"

Front facing, double glazed window, radiator

### Externally

Externally there is a front lawned garden and a shared side driveway whilst to the rear is a lovely garden having a paved patio area and lawn

### 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.

# M I C H A E L   H O D G S O N

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