



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## WOODLAND DRIVE, SUNDERLAND £215,000

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This neatly presented 2 or 3 bed double fronted semi detached bungalow is situated in a much sought after and highly regarded location on Woodlands Drive in High Barnes that should be viewed to be fully appreciated. The property offers spacious yet versatile living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room or Bedroom 3, Kitchen, 2 Bedrooms and a Bathroom. Externally there is a front garden and a side gravelled garden and to the rear is a garden with paved patio area, lawn and garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.



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### Entrance Vestibule

Leading to the inner hall

### Inner Hall

Radiator.

### Living Room

15'4" to bay x 10'11"

A rear facing living room having a double glazed bay window, feature fireplace with gas fire, double radiator.

### Dining Room or 3rd Bedroom

15'1" to bay x 10'10"

A versatile room that could be used as a rd bedroom or reception room. Double glazed bay window, radiator in bay, feature fireplace with electric fire.

### Bedroom 1

9'0" x 11'7" to bay

Front facing, double glazed bay window, double radiator, full range of fitted wardrobes with matching dressing table.

### Bedroom 2

11'1" x 9'4"

Side facing, double glazed window, radiator, range of fitted wardrobes.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, chrome towel radiator, tiled walls and floor, recessed spot lighting, corner shower cubicle.

### Kitchen

7'5" x 14'9"

The kitchen has a range of floor and wall units, tiled splashback, cupboard with wall mounted gas central heating boiler, double electric oven, double glazed window, electric hob with extractor over, laminate floor, door to the rear garden.

### Externally

Externally there is a front garden and a side gravelled garden and to the rear is a garden with paved patio area, lawn and garden shed.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 29th September 1954. Any prospective purchaser should clarify this with their Solicitor

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