

MICHAEL HODGSON

estate agents & chartered surveyors



# BALMORAL TERRACE, SUNDERLAND
## £278,995

NO ONWARD CHAIN. Located in the desirable area of East Herrington, this charming four-bedroom semi detached dutch bungalow on Balmoral Terrace presents a wonderful opportunity for families and individuals alike. The property is conveniently located near local schools, shops, and amenities, as well as the picturesque Herrington Park. With excellent road links to Sunderland City Centre and the A19, commuting and exploring the region is made easy.

The property briefly comprises of entrance hall, versatile study or home office, living room / dining room, conservatory/family room offers a bright and airy space to enjoy the garden views, kitchen and utility room. The first floor boasts four bedrooms, one of which features a dressing area and a family bathroom.

Externally the property has a front driveway for off street parking leading to the garage and a lawned garden. To the rear there is a neatly presented garden with lawn, patio area, pergola and decking area.

Additional benefits Electric garage door, EV pod point charging , Dunelm House alarm (works from App), Hive central heating system (works from App)

This bungalow is a rare find in a sought-after location, combining comfort, convenience, and outdoor space. It is an ideal choice for those looking to purchase in a much sought after location.

Semi Detached Dutch Bungalow

4 Bedrooms

Kitchen & Utility

Study

NO ONWARD CHAIN

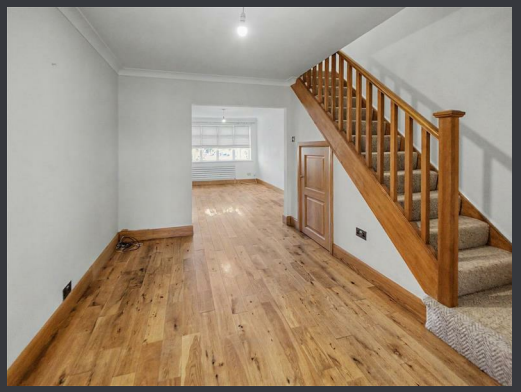
Living Room/ Dining Room

Conservatory/ Family Room

EPC Rating: C









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Entrance Hall
Radiator.

Living Room
15'10" max x 17'8" max
The living room has a front facing double glazed window, feature fire place with multi fuel burner, radiator, opening to the dining room.

Dining Room
11'3" max x 11'5" max
The dining room has stairs to the first floor, radiator, cupboard under the stairs.

Conservatory/Family Room
13'10" max x 15'3" max
This versatile room has a range of double glazed windows, double glazed French doors to the rear, radiator, provision for a wall mounted TV.

Study
13'2" x 6'1"
Front facing, double glazed bay window, radiator.

WC
Low level WC, wash hand basin.

Kitchen
10'0" max x 11'4" max
The kitchen has a range of floor and wall units, integrated dishwasher, space for fridge/freezer, integrated oven, electric hob with extractor over, double glazed window, recessed spot lighting, radiator, sink and drainer with mixer tap.

Utility
9'0" max x 8'7" max
The utility has a range of floor and wall units, integrated washing machine, cupboard with wall mounted gas central heating boiler, door to the rear, shower built for pets, recessed spot lighting.

First Floor
Landing.

Bathroom
Suite comprising of a duravit WC, duravit wash hand basin on storage unit, walk in style shower, free standing bath with mixer tap, recessed spot lighting, double glazed window, radiator,

Bedroom 1
13'2" x 10'8"
Front facing, double glazed window, radiator, opening to dressing room.

Dressing Room
10'9" max x 3'7" max
Fitted wardrobes and recessed spot lighting.

Bedroom 2
9'5" max x 12'8" max
Front facing, double glazed window, radiator, range of fitted wardrobes and drawers.

Bedroom 3
8'3" max x 9'10" max
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Dressing Room/Bedroom
13'8" max x 6'10" max
Rear facing, double glazed window, radiator, range of fitted wardrobes and matching dressing table with drawers.

Externally
Externally the property has a front driveway for off street parking leading to the garage and a lawned garden. To the rear there is a neatly presented garden with lawn, patio area, pergola and decking area.

Garage
Accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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