

MICHAEL HODGSON

estate agents & chartered surveyors



GREENCHAPEL WAY, SUNDERLAND
£279,950

We are delighted to welcome to the market this immaculately presented modern 4 bed three storey semi detached town house that will not fail to impress all who view being situated on the newly constructed Potters Hill development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from gas central heating, double glazing, contemporary décor, superb bathroom suites and many extras of note. The internal living space is arranged over 3 floors and briefly comprises of: Entrance Hall, Kitchen / Dining Room, WC, Living Room and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and to the Second Floor, Landing, Bedroom 1 with Dressing Room and En Suite. Externally there is a front garden, side double length block paved driveway leading to the garage whilst to the rear is a lovely garden having a paved patio, lawn, stocked borders in addition to a wood garden room. Viewing of this stunning home is highly recommended.

Semi Detached	Town House
4 Bedrooms	Living Room
Kitchen / Dining Room	Bathroom & En Suite
Over 3 Floors	EPC Rating:









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Entrance Hall
Laminate floor, stairs to the first floor, opening to

Kitchen / Breakfast Room
12'4" max x 18'1" max
The kitchen has a comprehensive range of floor and wall units, electric oven, gas hob with extractor over, integrated fridge, freezer, dishwasher and washer dryer, glass splashback in part, wine cooler, double glazed window, stairs to the first floor, feature radiator, storage cupboard, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler.

Living Room
15'7" max x 15'5" max
The living room has a box bay window to the rear elevation incorporating six double glazed windows and French doors opening to the rear garden., media wall with inset shelving space for a wall mounted TV, inset modern electric fire

WC
White suite comprising of a low level WC, pedestal basin with tiled splashback, and mixer tap, radiator, double glazed window, tiled floor.

First Floor
Landing

Bedroom 2
15'6" x 12'7"
Rear facing double glazed window, radiator.

Bedroom 3
10'6" x 8'2"
Front facing, double glazed glazed window, radiator.

Bedroom 4
7'5" x 6'7"
Front facing, double glazed window, radiator.

Bathroom
Contemporary white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, shower with tiled surround, radiator, tiled floor, recessed spot lighting, extractor.

Second Floor
Landing, radiator.

Bedroom 1
14'5" max x 11'7" max
Front facing, double glazed window, radiator, t fall roff in part, storage cupboard.

Dressing Room
6'5" x 8'3"
Leading the en suite.

En Suite
White suite low level WC, wall hung wash hand basin with mixer tap and tiled splashback, shower cubicle with tiled splashback, radiator, tiled floor, t fall roof in part, velux style window, extractor.

Externally
Externally there is a front garden, side double length block paved driveway leading to the garage and to the rear is a lovely garden having a paved patio area, lawn and stocked boarders in addition to a wood garden room.

Garage
Single garage accessed via an up and over door.

COUNCIL TAX
The Council Tax Band is Band

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

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