

MICHAEL HODGSON

estate agents & chartered surveyors



WOODSIDE, SUNDERLAND
£199,950

This well appointed 3 bed semi detached house will not fail to impress having been meticulously improved and modernised by the current owners. Situated on Woodside in East Herrington the property commands a sought after location providing easy access to well respected schools, shops, amenities in addition to the A19 and Doxford International Business Park. Internally the generous accommodation benefits from stylish decor, a superb kitchen and utility, modern shower room plus many other extras of note. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen, Utility and to the First Floor, Landing 3 Bedrooms and a Shower Room. Externally there is a front garden and a double width block paved driveway leading to the house whilst to the rear a generous garden with paved patio area. Viewing of this lovely home is unreservedly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen & utility
- Shower Room
- Lovely Property
- Generous Gardens
- EPC Rating: TBC









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Entrance Hall
The entrance hall has a tiled floor, radiator, cupboard under stairs, double glazed window, oak handrail with inset glass panels to the staircase

Living Room
12'9" x 1312'4" to bay
The Living Room has a double glazed bay window to the front elevation, radiator

Kitchen
12'9" x 13'1"
The Kitchen has a range of floor and wall units, electric hob with extractor over, sink with mixer tap, electric oven, integrated microwave, dishwasher, fridge and freezer, tiled floor, radiator, double glazed French doors to the rear garden, access to the utility

Utility
6'8"x 11'9"
The Utility has a range of floor and wall units, tiled floor, cupboard with wall mounted gas central heating boiler, plumbed for washing machine and dryer, double glazed window, stainless steel sink with mixer tap

First Floor
Landing, double glazed window, loft access, oak handrail and balustrade with glass inset panels to the staircase

Bedroom One
12'3". 14'6"
Front facing, double glazed window, radiator

Bedroom Two
12'2" x 9'10"
Rear facing, double glazed window, radiator

Bedroom Three
9'2" x 9'3"
Front facing, double glazed window, radiator

Shower Room
Modern white suite comprising low level wc, wash hand basin with mixer tap set on a floating wall mounted vanity unit, shower with Rainfall style shower head and an additional shower attachment, double glazed window, towel radiator, extractor

External
Externally there is a front garden and a double width block paved driveway leading to the house whilst to the rear a generous garden with paved patio area

COUNCIL TAX
The Council Tax Band is Band B

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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