



MICHAEL HODGSON

estate agents & chartered surveyors



FROSTERLEY GARDENS, SUNDERLAND

£164,950

This 3 bed end terrace house is situated on Frosterley Gardens on Elstob Farm offering a superb location for easy access to shops, schools and amenities as well as Sunderland City Centre and the A19. The property is offered For Sale with NO ONWARD CHAIN INVOLVED and is likely to appeal to a wide variety of purchasers. The internal accommodation briefly comprises of: Entrance Porch, Living Room, Kitchen / Dining Room, Conservatory and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front lawned garden and to the rear a garden and rear driveway leading to the garage. Viewing of this lovely home is highly recommended.

EPC Rating : D



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Entrance Porch
Double glazed window, leading to the living room

Living Room
15'2" x 14'4"
The living room has a double glazed bay window to the front elevation, double glazed window to the side elevation, stairs to the first floor, radiator, feature fireplace with gas fire.

Kitchen / Dining Room
14'8" x 9'11"
The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob, plumbed for washer, wall mounted gas central heating boiler, sink and drainer with mixer tap, double glazed patio door to the conservatory, double radiator.

Conservatory
12'0" x 8'2"
The conservatory has a range of double glazed windows, tiled floor, double glazed door to the rear garden.

Bedroom 1
13'7" x 8'6"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 2
9'4" x 8'3"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3
10'8" max x 6'1" max
Front facing, double glazed window, radiator, storage cupboard.

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, double glazed window, recessed spot lighting, shower cubicle.

Externally
Externally there is a front lawned garden and to the rear a garden and rear driveway leading to the garage.

Garage
Single garage accessed via an electric roller shutter with an external driveway.

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

M I C H A E L H O D G S O N

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