

MICHAEL HODGSON

estate agents & chartered surveyors

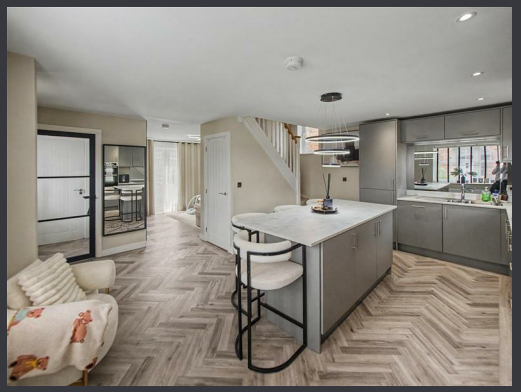


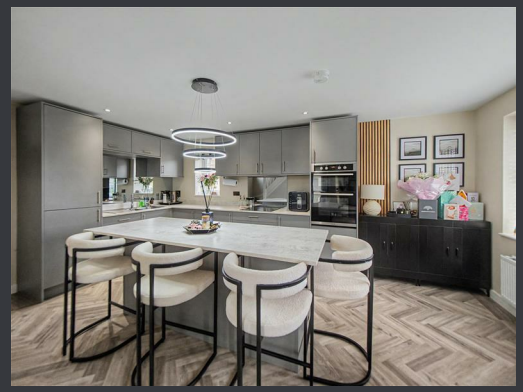
MEADOWSWEET LANE, SUNDERLAND
£249,995

This immaculately presented modern 3 bed detached house will not fail to impress all who view being situated on the newly constructed The Meadows 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 many extras of note with the internal living space briefly comprising of: Kitchen / Breakfast Room, Living Room, Utility and WC whilst to the First Floor is a Landing, 3 Bedrooms, bathroom and En Suite. Externally there is a front and side garden with paved patio area and lawn with access to the double length driveway to the rear. Viewing of this stunning home is highly recommended.









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Kitchen/Breakfast Area
16'9" x 17'6"
The kitchen/breakfast area has a double glazed window to the front and side elevation, radiator, recessed spot lighting, karndean flooring, storage cupboard.

The kitchen has a range of floor and wall units, electric hob with extractor over, double electric oven, stainless steel sink and drainer with mixer tap, integrated fridge, freezer, dishwasher. There is a central breakfast island with breakfast brand storage below.

Utility
4'2" x 5'2"
The utility has a range of floor and wall units, plumbed for washer, double glazed window, radiator, karndean flooring.

WC
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, double glazed window, radiator, extractor.

Living Room
12'0" x 10'9"
The living room has double glazed French doors leading to the garden, radiator, karndean flooring.

First Floor
Landing, radiator, loft access, storage cupboard.

Bedroom 1
15'9" max x 10'10" max
Front facing, double glazed window, radiator, range of fitted wardrobes.

En Suite
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, towel radiator, walk in shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, tiled floor.

Bedroom 2
9'8" x 8'5"
Front facing, double glazed window, radiator,

Bedroom 3
7'10" max x 8'11" max
Side facing, double glazed window, radiator, range of fitted wardrobes.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with shower attachment and mixer tap, part tiled walls, tiled floor, chrome towel radiator, recessed spot lighting, extractor.

Externally
Externally there is a front and side garden with paved patio area and lawn with access to the double length driveway to the rear.

Parking
There is a double length driveway providing off street parking and the added benefit of an EV charging point.

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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