



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

estate agents & chartered surveyors



CRAIGWELL DRIVE, SUNDERLAND £195,000

An immaculately presented 3 bed semi detached house situated on Craigwell Drive in Thirstley Wood which commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The property benefits from contemporary decor and spacious living accommodation briefly comprises of: Entrance Vestibule, Living Room, Dining Room, Garden Room, Kitchen and to the First Floor there is a Landing, 3 Bedrooms, En Suite and a Family Bathroom. Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio, lawn and decking area to the rear of the garden. Viewing of this lovely home is highly recommended.

EPC rating; D



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Entrance Hall

Leading to the living room

Living Room

11'6" x 14'1"

The living room has a double glazed window, laminate floor, radiator

Dining Room

10'5" x 13'0"

The dining room has a patio door leading to the garden room, stairs to the first floor, storage cupboard

Garden Room

7'9" x 7'11"

Double glazed window, double glazed french door to the garden.

Kitchen

9'1" x 7'11"

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heated boiler, plumbed for washer, double glazed window, gas hob with extractor over, electric oven

First Floor

landing, loft access

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with shower over, double glazed window, chrome towel radiator

Bedroom 1

9'11" x 14'2"

Rear facing, double glazed window, radiator

En Suite

suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, shower cubicle.

Bedroom 2

9'10" x 10'11"

Front facing, double glazed window, radiator, laminate floor

Bedroom 3

8'1" x 9'9"

Front facing, double glazed window, radiator

Externally

Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a garden with paved patio, lawn and decking area to the rear of the garden.

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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