



MICHAEL HODGSON

estate agents & chartered surveyors

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LONGMEADOWS, SUNDERLAND

£348,000

A lovely 4 bed extended detached house nestled on Longmeadows in East Herrington which commands a superb location offering easy access to the A19, Doxford International Business Park, local shops, schools and amenities. The property benefits from contemporary decor and spacious living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Study / Reception Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a garden with patio area and lawn. Viewing of this fine home is highly recommended to fully appreciate the space, home and location on offer. No Downward Chain

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Garage & Gardens

Viewing Advised

EPC Rating: D

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Entrance Hall
Laminate floor, stairs to the first floor.

Living Room
25'1" x 11'8"
The living room has a double glazed bay window to the front elevation, laminate floor, velux style window, radiator, feature fire with electric fire, 2 radiators.

Dining Room
13'11" x 10'1"
The dining room has double glazed french doors to the garden, radiator.

Kitchen / Breakfast Room
18'3" x 12'10"
The kitchen has a range of floor and wall units, stainless steel sink and mixer tap, double glazed window, central breakfast island, radiator, recessed spot lighting, integrated fridge, freezer, washing machine and dishwasher.

Reception Room / Study
8'7" x 13'2"
A versatile reception room having a laminate floor, double glazed window, double glazed french door to the front elevation

WC
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, radiator, recessed spot lighting

First Floor
Landing, laminate floor, loft access

Bathroom
White suite comprising of his and hers wash hand basin with 2 mixer taps sat on a wall hung vanity unit, bath with mixer tap and shower attachment, tiled floor, 2 double glazed windows, chrome towel

radiator, recessed spot lighting, shower cubicle with rainfall style shower head and an additional shower attachment, low level WC.

Bedroom 1
11'9" x 11'11" max
Front facing, double glazed window, radiator.

Bedroom 2
10'5" x 9'3"
Rear facing, double glazed window, radiator,.

This bedroom used to have an en suite that has been changed to a dressing area but could be reinstated.

Bedroom 3
12'10" max x 9'0" max
Rear facing, double glazed window, laminate floor, radiator

Bedroom 4
10'2" max x 9'2" max
Front facing, double glazed window, radiator, laminate floor recessed wardrobe.

Garage
Accessed via an up and over garage door.

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

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

COUNCIL TAX
The Council Tax Band is Band E

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

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