



MICHAEL HODGSON

estate agents & chartered surveyors

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## WOODLANDS ROAD, SUNDERLAND

£480,000

We welcome to the market this superb 3 bed detached house nestled on a corner plot on Woodlands Road in Cleadon Village being close to an array of shops, restaurants and amenities all within walking distance in addition to East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers lovely family living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor, landing, 3 Bedrooms, En Suite and a Bathroom. Externally the property is on a lovely corner plot having a front and side lawned garden, block paved driveway leading to the house and garage whilst to the rear there is a garden with a generous lawn and raised decking terrace. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Gathroom & En Suite

Viewing Advised

3 Bedrooms

Kitchen / Dining Room

Corner Plot

EPC Rating: C

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Entrance Hall  
Radiator, stairs to the first floor, LVT flooring

Living Room  
17'10" x 11'0"  
The Living Room spans the full depth of the house having a double glazed window to the front elevation, radiator, wood stripped floor, double glazed patio doors to the garden

WC  
Low level wc, wash hand basin with mixer on a set on a vanity unit, part tiled walls, tiled floor, chrome towel radiator

Kitchen/Dining Room  
23'7" max x 14'8" max  
The Kitchen has a range of floor and wall units, tiled splashbacks, sink and drainer with mixer tap, two radiators, double glazed window to the front elevation, wood stripped floor, double glazed box bay window, window seat, storage cupboard, integrated dishwasher

Utility  
6'1" x 11'5"  
Floor units, stainless steel sink and drainer with mixer tap, double glazed window, wall mounted gas central heating boiler, tiled floor, double glazed door to the rear garden plumbed for washer, radiator

First Floor  
Landing double glazed window, double radiator, LVT flooring

Bedroom One  
15'4" max x 12'3" max  
Front facing, double glazed window, radiator, LVT flooring

En Suite  
White suite comprising low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, shower cubicle, part tiled walls, tiled floor, recessed spot lighting, extractor, towel radiator,

Bedroom Two  
11'3" x 11'1"  
Front facing double glazed window, radiator, LVT flooring

Bedroom Three  
6'9" x 7'9"  
Rear facing, double glazed window, radiator, LVT flooring

Bathroom  
White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, part tiled walls, tiled floor, double glazed window, chrome towel radiator, recessed spot lighting, extractor

External  
Externally the property is on a lovely corner plot having a front and side lawned garden, block paved driveway leading to the house and garage whilst to the rear there is a garden with a generous lawn and raised decking terrace

Garage  
Assessed via an electric roller shutter

FREE VALUATIONS  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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 F

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

