



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MARLESFORD CLOSE, SUNDERLAND

£199,950

We welcome to the market this neatly presented 3 bed semi detached house situated on Marlesford Close in Moorside boasting a superb location providing easy access to Doxford International Business Park, local shops, schools and amenities as well as the A19. The property offers stylish décor and will not fail to impress all who view with the internal living accommodation briefly comprising of: Entrance Porch, Living Room, Kitchen / Dining Room, Utility and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and driveway leading to the house and garage and to the rear is a garden with decking area, lawn and gravelled patio. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this excellent property is highly recommended to fully appreciate the space home and location on offer.

Semi Detached House
Living Room
Garage & Gardens
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
No Chain Involved
EPC Rating: TBC



MARLESFORD CLOSE, SUNDERLAND

£199,950

Entrance Porch
Double glazed window and double glazed door, laminate floor, leading to the living room.

Living Room
14'5" ma x 18'3" max
The living room has a large double glazed window to the front elevation, laminate floor, contemporary radiator, stairs to the first floor, cloak/storage cupboard, opening to the kitchen/dining room.

Kitchen / Dining Room
10'7" x 18'0"
The kitchen/dining room spans the full width of the house having a double glazed window and double glazed french door to leading to the rear garden, radiator, laminate floor, tiled floor around the kitchen area. The kitchen has a range of floor units, tiled splashback, electric oven, electric hob, Franke sink and drainer with mixer tap, extractor.

Utility
8'7" x 8'5"
The utility has a range of floor and wall units, tiled floor, radiator, plumbed for washer, double glazed window and double glazed door to the garden, integrated fridge and freezer, electric oven, integrated dishwasher.

First Floor
Landing, double glazed window.

Bedroom 1
10'1" max x 12'1" max
Front facing, double glazed window, radiator, range of mirror fronted fitted wardrobes.

Bedroom 2
11'9" max x 10'5" max
Rear facing, double glazed window, radiator, loft access.

Bedroom 3
8'11" max x 10'7" max
Front facing, double glazed window, radiator, storage cupboard.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, storage cupboard, 2 double glazed windows, bath with mixer tap and rainfall style shower over, tiled walls and floor, towel radiator.

Externally
Externally there is a front lawned garden and driveway leading to the house and garage and to the rear is a garden with decking area, lawn and gravelled patio.

Garage
attached single garage accessed via a electric roller shutter, wall mounted gas central heating boiler.

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 C

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

