



MICHAEL HODGSON

estate agents & chartered surveyors



MELTHAM DRIVE, SUNDERLAND

£239,950

Situated on the cul-de-sac of Meltham Drive in Moorside this superb 3 bedroomed detached house offers a superb location providing convenient access to Doxford International Business Park, the A19, shops, schools and amenities. The property should be viewed to be appreciated with the living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio area, lawn and well stocked borders. Viewing of this lovely family home is highly recommended to fully appreciate the space and home on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Detached House
Living Room
Kitchen & Utility
No Chain Involved

3 Bedrooms
Dining Room
Garage & Gardens
EPC Rating: D



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Entrance Porch
Leading to the inner hall.

Inner Hall
Laminate floor, stairs to the first floor, double radiator.

Living Room
15'5" x 11'6"
The living room has a large double glazed window to the front elevation, two double radiators, laminate floor, opening to the dining room.

Dining Room
8'4" x 10'7"
Laminate floor, double radiator, double glazed French doors to the rear garden.

Kitchen
9'4" x 10'11"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double glazed window, wall mounted gas central heating boiler, space for a freestanding cooker, double radiator.

Utility
8'8" x 8'0"
The utility has a range of floor units, stainless steel sink and drainer with. mixer tap, double glazed window, radiator, door to the rear garden.

First Floor
Landing, double glazed window, laminate floor, storage cupboard.

Bathroom
White suite comprising of a low level WC, pedestal basin, double radiator, shower cubicle with electric shower, double glazed window, bath with shower attachment and mixer tap, tiled walls and floor.

Bedroom 1
11'10" max x 12'1" max
Front facing, double glazed window, radiator, laminate floor.

Bedroom 2
12'0" max x 11'2" max
Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3
8'2" x 9'8"
Front facing, double glazed window, radiator.

Externally
Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio area, lawn and well stocked borders.

Garage
Attached single garage accessed via an up and over garage door.

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

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

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