



MICHAEL HODGSON

estate agents & chartered surveyors

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## MELTHAM DRIVE, SUNDERLAND £239,950

Situated on the cul-de-sac of Meltham Drive in Moorside this superb 3 bedrooomed 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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