MICHAEL HODGSON

estate agents & chartered surveyors

CAM MEAD, SUNDERLAND
£235,000

An impressive 3 bedroomed detached house that should be viewed to be fully appreciated. Cam Mead is a small cul-de-sac situated in Thirstley Wood and commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as we as being within reach of Sunderland City Centre. The living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining / Family Room. To the First Floor there is a Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. Externally there is a front garden and driveway leading to the house and garage and to the rear a garden with lawn and patio area. Viewing of this lovely home is highly recommended.

- Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining / Family Room
- Bathroom & En Suite
- Garage & Gardens
- Viewing Advised
- EPC Rating: D

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Entrance Vestibule
door to the garage, double glazed window, radiator

Living Room
14'2" x 11'6"
The living room has a double glazed bay window, radiator, feature fireplace with electric fire, leading to:

Kitchen / Dining Room
20'0" max x 18'10"
The kitchen has a range of floor and wall units, quartz worktops, plumbed for dishwasher, Belling range cooker, Belfast sink with mixer tap, double glazed window, double radiator, tiled floor, double glazed French doors, double radiator, cupboard with wall mounted gas boiler

First Floor
Landing, double glazed window, storage cupboard

Bedroom 1
9'10" x 14'5"
Rear facing, double glazed window, range of fitted wardrobes

En Suite
White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, shower, double glazed window, chrome towel radiator, extractor

Bedroom 2
9'10" x 11'9"
Front facing, double glazed window, radiator

Bedroom 3
Front facing, double glazed window, radiator

Bathroom
White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, bath with mixer tap, tiled walls and floor, towel radiator

Garage
Roller shutter, plumbed for wash and dishwasher to the rear

External
Externally there is a front garden and driveway leading to the house and garage and to the rear a garden with lawn and patio area

COUNCIL TAX
The Council Tax Band is Band

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

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

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