

MICHAEL HODGSON

estate agents & chartered surveyors



SEALAND CLOSE, SUNDERLAND
£225,000

A neatly presented modern 3 bed semi detached house situated on Sealand Close which forms part of the exclusive Cherry Tree Park development that is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated. Cherry Tree Park is conveniently located to provide easy access to the A19, Sunderland City Centre in addition to local shops, schools and amenities in addition to offering superb walks, a communal pond and upcoming playground. The property itself provides living accommodation boasting contemporary decor, gas central heating, superb kitchen, double glazing and briefly comprises of: Entrance Hall, WC, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms, En Suite and a Bathroom. Externally there is a front forecourt and a side double length driveway whilst to the rear is a generous split levelled garden having a lawn and lovely decking area to the rear of the garden. Viewing is highly recommended to fully appreciate this superb home.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Bathroom & En Suite
- Viewing Advised
- Lovely Property
- EPC Rating: B









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Entrance Hall
Radiator.

Living Room
11'9" x 16'3"
The living room has two double glazed windows, radiator, stairs to the first floor.

Kitchen/Dining Room
10'5" x 14'11"
The kitchen has a range of floor and wall units, tiled splahback, electric oven, electric hob, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, integrated fridge, freezer, washing machine and dishwasher, radiator, double glazed French doors to the garden, radiator. double glazed window, cupboard under the stairs.

WC
Low level WC, wash hand basin with mixer tap and tiled splashback, radiator.

First Floor
Landing.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, double glazed window, chrome towel radiator, bath with shower over and tiled splashback.

Bedroom 1
11'10" x 8'4"
Front facing double glazed window, mirror fronted fitted wardrobe.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, double glazed window, chrome towel radiator, double glazed window, shower with tiled splashback.

Bedroom 2
10'3" x 8'6"
Rear facing, double glazed window, radiator.

Bedroom 3
6'3" x 8'9"
Front facing, double glazed window, radiator.

Externally
Externally there is a front forecourt and a side double length driveway whilst to the rear is a generous split levelled garden having a lawn and lovely decking area to the rear of the garden.

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

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