



MICHAEL HODGSON
estate agents & chartered surveyors
for sale
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SUTHERLAND DRIVE, SUNDERLAND

£285,000

We are delighted to welcome to the market this superb 3 bed detached house situated on Sutherland Drive on The Broadway that must be viewed to be appreciated and will not fail to impress all who view. The property is located on the modern and sought after development of The Broadway which offers an excellent commuting location being within easy reach of the A19, Sunderland City Centre in addition to local shops, schools and amenities. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Family Room & WC. To the First Floor there are 3 Bedrooms, Bathroom and En Suite. Externally there is a front lawned garden and driveway for off street parking. To the rear if the property there is a lovely sunny aspect lawned garden and decking area. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, location and home on offer.

Detached House

3 Bedrooms

Living Room

Kitchen/ Family Room

Bathroom & En Suite

Garden

Must Be Viewed

EPC Rating



SUTHERLAND DRIVE, SUNDERLAND

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Entrance Hall

The entrance hall has stairs to the first floor and a radiator.

Kitchen/Family Room

23'1" max x 16'0" max

The kitchen has a range of floor and wall units having an integrated fridge/freezer, integrated washing machine, integrated dishwasher, double sink with mixer tap, integrated oven, gas hob with extractor over, integrated microwave, double glazed window, recessed spot lighting, two double glazed French doors to the rear garden, wood burner.

Living Room

9'8" x 17'0" to bay

The living room has a front facing bay window, two radiators, feature fire place with double glazed window.

WC

Low level WC, wash hand basin on a vanity unit, radiator, double glazed window.

First Floor

Landing with double glazed window, radiator, loft access, storage cupboard above the stairs.

Bedroom 1

9'8" max x 11'10" max

Front facing, double glazed window, radiator, opening to a dressing area.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath, double glazed window, radiator.

Dressing Area

The dressing area has two fitted wardrobes with sliding doors.

Bedroom

7'4" max x 8'3" max

Rear facing, double glazed window, radiator, fitted wardrobes with storage above bed, fitted single bed with drawers under.

En Suite

Suite comprising of a low level WC, pedestal basin, shower, radiator, double glazed window.

Bedroom

10'2" max x 12'0" max

Front facing double glazed window, radiator, storage cupboard.

Externally

Externally there is a front lawned garden and driveway for off street parking, garage has been converted for storage only and to the rear there is a lawned garden with decking area.

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

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

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