



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

estate agents & chartered surveyors



LADYBANK, SUNDERLAND

Offers Over £145,000

An immaculately presented modern 3 bed mid link house situated on Ladybank on Beckwith Green which is close to Doxford Park Shopping Centre, Doxford International Business Park, the A19, local transport links in to Sunderland City Centre and local schools. The property is likely to appeal to a wide variety of purchasers and should be viewed to be fully appreciated. Internally the property benefits from contemporary décor and briefly comprises of; Entrance Hall, Living Room, Kitchen, Separate WC and to the First Floor 3 Bedrooms, En Suite to the Master Bedroom and a Bathroom. Externally there is a front block paved driveway whilst to the rear is a lovely garden having a decking area and artificial grass lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Mid Link House

3 Bedrooms

Living Room

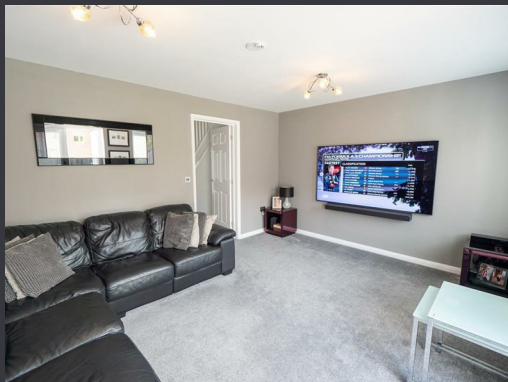
Kitchen

Bathroom & En Suite

No Chain Involved

Viewing Advised

EPC Rating: B



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Entrance Hall

Radiator, alarm control panel, stairs to the first floor, cupboard under stairs

Kitchen

10'5" x 7'10"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, sink and drainer with mixer tap, plumbed for washer and dryer, electric oven, gas hob with extractor over, double glazed window, wall mounted gas boiler

Living Room

14'7" x 11'9"

The living room has a double glazed window and double glazed French doors opening to the rear garden, radiator

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, tiled floor and part tiled walls

First Floor

Landing, loft access, storage cupboard

Bedroom1

12'0" x 11'6"

Front facing, double glazed window, radiator

En Suite

White suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, shower cubicle with tiled splash back, double glazed window, tiled floor, part tiled walls, chrome towel radiator

Bedroom 2

9'0" x 9'3"

Rear facing, double glazed window, radiator

Bedroom 3

7'0" x 9'4"

Rear facing, double glazed window, radiator

Bathroom

Contemporary white suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap, part tiled walls, extractor, towel radiator

Externally

Externally there is a front block paved driveway whilst to the rear is a lovely garden having a decking area and artificial grass lawn.

Solar Panels

4KW solar panel system to the roof covering. The solar panels benefit from the feed in tariff payable to the owner and further information upon request.

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