



MICHAEL HODGSON

estate agents & chartered surveyors



LAMBERT ROAD, SUNDERLAND

Offers Around £167,500

REDUCED PRICE An immaculately presented recently constructed modern 2 bed mid link house situated on Lambert Road which forms part of the exclusive Barratt 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 was built to the Kenley style and provides ready to move into living accommodation boasting contemporary decor, a luxury bathroom suite, gas central heating, superb kitchen with granite worktops and integrated appliances, double glazing and briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawn whilst to the rear there is a lovely garden having paved patio and artificial grass lawn. There is a car parking space to the rear of the house. Viewing is highly recommended to fully appreciate this lovely home.

Mid Link House

2 Bedrooms

Kitchen / Breakfast Room

Garden & Parking Bay

Recently Constructed

Living Room

Superb Property

EPC Rating: B



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Entrance Vestibule

leading to:

Living Room

13'6" x 12'0"

The Living Room has a double glazed window to the front elevation with window shutter, radiator with cover, coving to ceiling, return staircase to the first floor

Kitchen/Breakfast Room

12'11" max x 11'6" max

The Kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashbacks, electric oven, gas hob with extractor over, recessed spot lighting, integrated washing machine, dishwasher, double glazed French doors opening to the rear garden, cupboard with wall mounted gas central heating boiler, storage cupboard

WC

White suite comprising low level wc, pedestal wash hand basin with tile splashback and mixer tap. extractor, recessed spot lighting

First Floor

Landing

Bedroom One

13'0" x 9'5"

Front facing, double glazed window with window shutter, radiator with cover, storage cupboard

Bedroom Two

12'10" x 7'6"

Rear facing, double glazed window with window shutter, radiator with cover

Bathroom

Modern white suite comprising low level wc, pedestal wash hand basin with mixer tap and tile splashback, bath with shower over and tile surround, recessed spot lighting, radiator, shaver point

External

Externally there is a front lawn whilst to the rear there is a lovely garden having paved patio and artificial grass lawn.

Parking

Allocated parking bay

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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