



MICHAEL HODGSON

estate agents & chartered surveyors

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CHERRY BROOKS WAY, SUNDERLAND £185,000

This stunning 3 bed semi detached house will not fail to impress all who view situated on the highly regarded and recently constructed Cherry Tree Park development boasting a superb commuting location providing convenient access to Sunderland City Centre, the A19, well respected schools, shops and amenities. The property itself provides superb quality and style with a fantastic kitchen / dining room with integrated appliances, modern bathroom suite, contemporary decor and many extras of note. The living accommodation briefly comprises of: Entrance Hall, WC, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden, double width block paved driveway whilst to the rear is a lovely garden having a paved patio area, lawn in addition to a garden shed. Viewing of this lovely home is unreservedly recommended.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & WC

Lovely Property

Viewing Advised

EPC Rating: B



CHERRY BROOKS WAY, SUNDERLAND
£185,000

Entrance Hall
Laminate floor, radiator.

WC
Suite comprising of a low level wc, pedestal wash hand basin with tiled splashback and mixer tap, extractor, radiator

Living Room
14'11" max x 14'6" max
The Living Room has a double glazed window to the front elevation, radiator, under stairs cupboard, stairs to first floor, feature wood panelled wall.

Kitchen / Dining Room
15'0" x 8'9"
The Kitchen has a comprehensive range of floor and wall units, tiled splashbacks, stainless steel sink and drainer with mixer tap, double glazed window, electric oven, electric hob with extractor over, radiator, laminate floor, recessed spot lighting, double glazed French doors to the rear garden, integrated fridge, freezer, dishwasher and washing machine, cupboard with wall mounted gas central heating boiler

First Floor
Landing, loft access

Bedroom One
12'0" x 8'1"
Rear facing, double glazed window, radiator

Bedroom Two
11'2" x 8'0"
Front facing, double glazed window, radiator

Bedroom Three
8'0" x 9'0"
Rear facing, double glazed window, radiator, full range of fitted wardrobes

Bathroom
White suite comprising low level wc, pedestal wash hand basin with mixer tap, part tiled walls, double glazed window, extractor, bath with shower over and mixer tap, storage cupboard

External
Externally there is a front garden, double width block paved driveway whilst to the rear is a lovely garden having a paved patio area, lawn in addition to a garden shed

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

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.

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

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

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