



MICHAEL HODGSON

estate agents & chartered surveyors

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LAMBERT ROAD, SUNDERLAND

£249,950

This stunning 3 bed executive detached residence 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 benefits from a superb bathroom suites, contemporary decor, a lovely kitchen and many extras of note. The living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Utility Area, WC and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom, Externally there is a front block paved driveway with space for off street parking for a number of cars whilst to the rear is a garden having a paved patio, lawn in addition to a patio area to the rear of the garden. Viewing of this well appointed home is unreservedly recommended.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Garage & Gardens

Viewing Advised

Freehold | Council Tax

EPC Rating: C

Band: D



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Entrance Vestibule

Radiator, stairs to the first floor, laminate floor, leading to the Living Room

Living Room

10'0" x 14'3"

The living room has a double glazed window to the front elevation, radiator, herringbone style floor, opening to the Kitchen / Dining Room

Kitchen / Dining Room

The kitchen / dining room has a double glazed window to the rear, double glazed French doors to the rear garden, herringbone style floor laminate floor

The kitchen has a range of floor and wall units, white ceramic sink and drainer with mixer tap, electric oven, electric hob with extractor, fridge, freezer, dishwasher,

Utility Area

3'3"/167'3" x 5'7"

Plumbed for washer, herringbone style floor, double glazed window, radiator

WC

Low level WC , radiator, basin with mixer tap and tiles splashback, double glazed window, herringbone style floor,

First Floor

Landing

Bedroom 1

14'5" x 9'1"

Front facing, double glazed window, radiator

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, recess spot lighting, extractor, shower cubicle with tiles surround, radiator

Bedroom 2

12'7" x 10'0"

Front facing, double glazed window, radiator, recessed wardrobe.

Bedroom 3

10'9" x 9'0"

Rear facing, double glazed window, radiator, laminate floor

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, radiator, laminate floor, bath with tiled surround

Externally

Externally there is a front block paved driveway with space for off street parking for a number of cars whilst to the rear is a garden having a paved patio, lawn in addition to a patio area to the rear of the garden.

There is the added benefit of an EV charging point.

Garage

Integral single garage

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 D

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

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