



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

estate agents & chartered surveyors



CAM MEAD, SUNDERLAND

£265,000

An impressive 3/4 bed roomed semi detached house that has been greatly extended and improved by the current owners and should be viewed to be fully appreciated. Cam Mead is a small cul-de-sac situated in Thirstley Wood and commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The versatile and spacious living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining / Family Room, and a converted garage that could be used as a ground floor 4th bedroom or reception room. To the First Floor there is a Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. External there is a front block paved driveway whilst to the rear there is a paved garden. Viewing of this lovely home is highly recommended.

Semi Detached House
 Living Room
 Bathroom & En Suite
 Viewing Advised

3 / 4 Bedrooms
 Kitchen / Dining / Family Room
 Superb Property
 EPC Rating: TBC



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Entrance Hall

Double Glazed window, radiator, laminate floor.

Living Room / Dining Room

11'6" x 14'4"

The Living / Dining Room has a double glazed window to the front elevation, radiator, laminate floor, opening to:

Kitchen / Dining / Family Room

19'0" max x 26'1" max

An open plan kitchen/ dining room having French door leading to the rear garden, 2 sets of bi folding doors to the rear yard, 6 radiators, stairs to the first floor, laminate floor, double glazed lantern light, recessed spot lighting.

The kitchen has a range of floor and wall units, electric oven, integrated microwave, integrated dishwasher, fridge, plumbed for washer, sink and drainer with mixer tap, central breakfast area island with granite worktops, electric hob with extractor over.

Utililty Room

9'6" max x 5'11" max

Laminate floor, recessed spot lighting

Bedroom 4 / Reception Room

8'2" x 15'10"

A versatile ground floor reception room or 4th bedroom if required, front facing, double glazed window, radiator. There is a foldaway bed that the vendor would leave in situ.

First Floor

Landing

Bedroom 1

14'1" max x 11'9" max

Rear facing, double glazed window, radiator, range of fitted wardrobes.

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, double glazed window, corner shower cubicle with rainfall style shower head and an additional shower head attachment, tiled walls and floor.

Bedroom 2

11'1" x 7'5"

Front facing, double glazed window, radiator.

Bedroom 3

10'0" x 7'11"

Front facing, double glazed window, radiator, recessed spot lighting

Bathroom

White suite comprising of a low level WC, basin with mixer tap, bath, tiled walls and floor, double glazed window, recessed spot lighting, extractor, radiator

Externally

Externally there is a front block paved driveway and to the rear is a garden with paved patio area and wooden summer house.

Solar Panel

Please note that the vendor has advised that the solar panels are to remain with the sale of the property.

TENURE

We are advised by the Vendors that they are in the process of purchasing the freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

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