



MICHAEL HODGSON

estate agents & chartered surveyors





## WINDSOR DRIVE, SUNDERLAND

£299,950

This superb 3 bedroomed extended semi detached house is situated on Windsor Drive in Cleadon Village and is likely to appeal to a wide variety of purchaser who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance in addition to being within easy reach of East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers family living space that has been extended with the generous living accommodation briefly comprising of: Entrance Porch, Living Room, Dining Room, Garden Room, Kitchen, Reception Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Garden Room

Kitchen & Reception Room

Garage & Gardens

EPC Rating: D



## WINDSOR DRIVE, SUNDERLAND

£299,950

---

### Entrance Porch

leading to:

### Inner Hall

Radiator, stairs to the first floor, laminate floor

### Living Room

14'9" to the bay x 11'4"

The living room has a double glazed window to the front elevation, laminate floor, radiator, modern inset electric fire, opening to:

### Dining Room

Laminate floor, radiator

### Garden Room

8'3" x 17'8"

a lovely room having recessed spot lighting, double glazed windows and and double glazed french doors leading to the rear garden

### Kitchen

10'9" max 8'11"

The kitchen has a range of floor and wall units, tiled splash back, space for a free standing cooker, tiled floor, double glazed window, stainless steel sink and drainer with mixer tap, radiator, recessed spot lighting

### Reception Room

17'4" x 7'4"

A versatile reception room having double glazed french doors to the rear garden, radiator and door access to the garage

### First Floor

Landing, double glazed window, loft access with ladder, the loft is part boarded for storage.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, 2 double glazed window, bath with shower over and an additional shower attachment, tiled floor, recessed spot lighting

### Bedroom 1

10'9" x 11'6" max

Front facing, double glazed window, radiator, range of fitted wardrobes

### Bedroom 2

11'6" x 10'9"

Rear facing, double glazed window, radiator.

### Bedroom 3

Front facing, double glazed window, radiator, cupboard with wall mounted gas central heated boiler

### Externally

Externally there is a front garden with block paved driveway leading to the house and garage, an artificial grass lawn whilst to the rear is a lawned garden.

### Garage

Accessed via a Hormann electric roller door

### 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

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

