



MICHAEL HODGSON

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## MIDLOTHIAN CLOSE, SUNDERLAND £299,950

This larger style extended 4 bedroomed detached home is situated on the cul-de-sac of Midlothian Close on the highly regarded and much sought after development of The Broadway which boasts a superb location for the A19, Sunderland city centre as well as local shops, amenities and schools. The living accommodation briefly comprises of; Entrance Hall, WC / Cloaks, Living Room, Kitchen / Dining Room, Utility, Garden Room and to the First Floor 4 Bedrooms, Family Bathroom and an En Suite. Externally the property enjoys a front garden and driveway which leads to the integral single garage whilst to the rear is a lawned garden with patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this superb family home is highly recommended to fully appreciate the space and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining Room

Garden Room

Bathroom & En Suite

No Chain Involved

EPC Rating: C



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### Entrance Hall

Radiator, stairs to the first floor, cupboard under stairs

### Living Room

20'8" max x 10'9"

The living room has a double glazed bay box window to the front elevation, radiator, recessed spot lighting, additional radiator

### Kitchen / Dining Room

26'5" x 10'0"

The kitchen has a range of floor and wall units, double sink with mixer tap, electric oven, gas hob with extractor over, recessed spot lighting, laminate floor, radiator, double glazed french doors to the garden opening to a garden room

### Garden Room

14'5" x 10'7"

A light and airy room having 3 double glazed windows to the side elevation, radiator, large double glazed window overlooking the rear garden, double glazed french doors to the garden, recessed spot lighting

### Utility

8'8" x 5'1"

Floor and wall units, double glazed window, cupboard with wall mounted gas central heated boiler, recessed spot lighting, extractor

### WC

Low level WC, radiator, wash hand basin

### First Floor

Landing

### Bedroom 1

15'8" x 13'7"

Front facing, double glazed window, radiator, his and hers recessed fitted wardrobes, radiator, recessed spot lighting

### En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, radiator, shower with tiled surround

### Bedroom 2

9'9" x 12'0"

Rear facing, double glazed window, recessed wardrobe, exposed wood floor, recessed spot lighting

### Bedroom 3

8'11" x 9'10"

Rear facing, double glazed window, radiator, exposed wood floor, recessed wardrobe

### Bedroom 4

12'6" max x 8'8" max

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

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, recessed spot lighting, radiator.

### Externally

Externally the property enjoys a front garden and driveway which leads to the integral single garage whilst to the rear is a lawned garden with patio area

### 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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