



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



LODGESIDE MEADOW, SUNDERLAND

£464,995

A superb executive 5 bed detached home situated on this exclusive development which boasts an excellent location for Doxford International Business Park, transport links via the A19, local shops, schools and amenities as well as Sunderland city centre. The generous living accommodation briefly comprises of: Entrance Porch, Inner Hall, Wc, Living Room, Dining Room, Summer/ Family Room, Kitchen / Breakfast Room and to the First Floor 5 Bedrooms, Family Bathroom and 2 En Suites. Externally the property has a front lawned garden and a paved driveway for off street parking leading to the garage whilst to the rear is a lawned garden with an array of trees and bushes, patio area and side gate. Viewing of this family residence is highly recommended to fully appreciate the space, location and home on offer.

Detached House

5 Bedrooms

Bathroom & 3 En Suites

Living Room & Dining Room

Garage

Front & Rear Garden

Must Be Viewed

EPC Rating C



LODGESIDE MEADOW, SUNDERLAND

£464,995

Entrance Porch

leading to:

Inner Hall

The Inner hall has a radiator, stairs to the first floor and solid oak floor.

Living Room

17'1" to bay x 11'5" max

The living room has a double glazed box bay window, feature fire place with an electric fire, radiator.

Dining Room

11'5" x 10'9"

The dining room has a radiator, coving to ceiling, bi folding doors to the summer/ family room.

Summer / Family Room

17'7" max x 20'6" max

The summer / family room has 2 radiators, 3 double glazed windows, a full roof in part, with 3 Velux style windows, recessed spot lighting in part, bi folding doors to the rear garden, solid oak flooring.

Kitchen / Breakfast Room

10'10" max x 15'5" max

The kitchen has a range of floor and wall units, integrated microwave, space for range style cooker, sink and drainer, integrated fridge, integrated dishwasher, radiator, door to garage.

WC

Low level WC, pedestal basin, radiator.

First Floor

Landing with storage cupboard.

Bedroom 1

15'8" max x 15'3" to bay

Front facing bedroom having a double glazed box bay window, radiator, range of fitted wardrobes with matching drawers and dressing table.

En Suite

Suite comprising of low level WC, wash hand basin on a vanity unit, walk in style shower, recessed spot lighting, double glazed window, towel radiator.

Bedroom 2

13'5" to bay x 12'1"

Front facing bedroom having a box bay double glazed window, radiator, range of fitted wardrobes.

En Suite

Suite comprising of a low level WC, wash hand basin on a storage unit, shower, double glazed window, towel radiator.

Bedroom 3

10'6" max x 11'11" max

Rear facing, double glazed window, radiator, range of fitted wardrobes with matching shelving and drawers.

Bedroom 4

8'9" x 10'7"

Rear facing, double glazed window, radiator, loft access.

Bathroom

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

Bedroom / Study

7'4" x 7'6"

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

Garage

Plumbed for washer, wall mounted gas central heated boiler, electric up and over door.

Externally

Externally the property has a front lawned garden and a paved

driveway for off street parking leading to the garage whilst to the rear is a lawned garden with an array of trees and bushes, patio area and side gate.

COUNCIL TAX

The Council Tax Band is Band F.

TENURE

We are advised by the Vendors that the property is Freehold and leasehold. 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

