

MICHAEL HODGSON

estate agents & chartered surveyors



SUTHERLAND DRIVE, SUNDERLAND
£220,000

We welcome to the market this 3 bed detached house situated on Sutherland Drive on The Broadway that must be viewed to be appreciated. The property is located on the modern and sought after development of The Broadway which offers an excellent commuting location being within easy reach of the A19, Sunderland City Centre in addition to local shops, schools and amenities. The living space briefly comprising of: Entrance Vestibule, Living Room, Dining Room, Kitchen, Utility, WC, and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and an En Suite. Externally there is a front garden and driveway leading to the house and garage, and to the rear is a paved patio area and lawn. Viewing of this lovely home is recommended to fully appreciate the space, location and home on offer.

- Detached House
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen & utility
- Bathroom & En Suite
- No Chain Involved
- EPC Rating: C









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Entrance Vestibule
Leading to the living room.

Living Room
18'0" max x 11'8" max
The living room has a double glazed bay window to the front elevation, double radiator.

Dining Room
12'0" x 12'1"
Double radiator, double glazed French doors to the rear garden, stairs to the first floor.

Kitchen
12'3" x 9'1"
The kitchen has a range of floor and wall units, tiled splashback, stainless steels ink and drainer with mixer tap, electric oven, electric hob with extractor over, double radiator, double glazed window.

Utility
5'8" x 5'2"
Plumbed for washer, wall mounted gas central heating boiler, door to the garden.

WC
Low level WC, radiator, pedestal basin with mixer tap.

First Floor
Landing, storage cupboard.

Bedroom 1
8'7" x 13'10"
Rear facing, double glazed window, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin, double glazed window, corner shower cubicle, extractor, chrome towel radiator.

Bedroom 2
9'9" x 8'0"
Front Facing double glazed window, radiator.

Bedroom 3
11'0" x 9'11"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and a shower attachment, double glazed window, chrome towel radiator.

Externally
Externally there is a front garden and driveway leading to the house and garage, and to the rear is a paved patio area and lawn.

Garage
Integral garage.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is held on a Leasehold basis for a term of 99 years from 1st January 2003. There are only 76 years left on the lease, prospective purchasers should check with their solicitor and mortgage provider , if applicable, as to the suitability of the short lease. Any prospective purchaser should clarify this with their Solicitor

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