



MICHAEL HODGSON

estate agents & chartered surveyors

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## LAMBERT ROAD, SUNDERLAND

£249,950

This stunning 3 bed executive detached residence will not fail to impress all who view situated on the highly regarded and recently constructed Cherry Tree Park development boasting a superb commuting location providing convenient access to Sunderland City Centre, the A19, well respected schools, shops and amenities. The property itself benefits from a superb bathroom suites, contemporary decor, a lovely kitchen and many extras of note. The living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Utility Area, WC and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom, Externally there is a front block paved driveway with space for off street parking for a number of cars whilst to the rear is a garden having a paved patio, lawn in addition to a patio area to the rear of the garden. Viewing of this well appointed home is unreservedly recommended.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Garage & Gardens

Viewing Advised

Freehold | Council Tax

EPC Rating: C

Band: D



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### Entrance Vestibule

Radiator, stairs to the first floor, laminate floor, leading to the Living Room

### Living Room

10'0" x 14'3"

The living room has a double glazed window to the front elevation, radiator, herringbone style floor, opening to the Kitchen / Dining Room

### Kitchen / Dining Room

The kitchen / dining room has a double glazed window to the rear, double glazed French doors to the rear garden, herringbone style floor laminate floor

The kitchen has a range of floor and wall units, white ceramic sink and drainer with mixer tap, electric oven, electric hob with extractor, fridge, freezer, dishwasher,

### Utility Area

3'3"/167'3" x 5'7"

Plumbed for washer, herringbone style floor, double glazed window, radiator

### WC

Low level WC , radiator, basin with mixer tap and tiles splashback, double glazed window, herringbone style floor,

### First Floor

Landing

### Bedroom 1

14'5" x 9'1"

Front facing, double glazed window, radiator

### En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, recess spot lighting, extractor, shower cubicle with tiles surround, radiator

### Bedroom 2

12'7" x 10'0"

Front facing, double glazed window, radiator, recessed wardrobe.

### Bedroom 3

10'9" x 9'0"

Rear facing, double glazed window, radiator, laminate floor

### Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, radiator, laminate floor, bath with tiled surround

### Externally

Externally there is a front block paved driveway with space for off street parking for a number of cars whilst to the rear is a garden having a paved patio, lawn in addition to a patio area to the rear of the garden.

There is the added benefit of an EV charging point.

### Garage

Integral single garage

### 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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