



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

CAM MEAD, SUNDERLAND

Offers Over £250,000

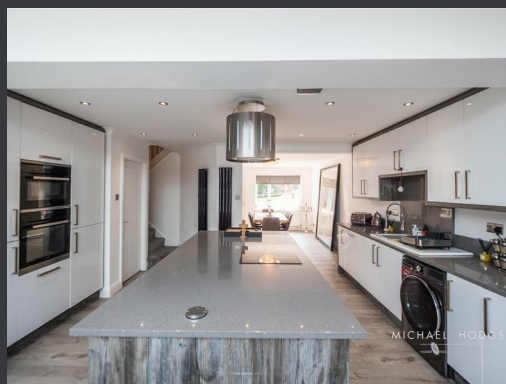
An impressive 3/4 bed roomed semi detached house that has been greatly extended and improved by the current owners and should be viewed to be fully appreciated. Cam Mead is a small cul-de-sac situated in Thirstley Wood and commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The versatile and spacious living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining / Family Room, and a converted garage that could be used as a ground floor 4th bedroom or reception room. To the First Floor there is a Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. External there is a front block paved driveway whilst to the rear there is a paved garden. Viewing of this lovely home is highly recommended.

Semi Detached House
Living Room
Bathroom & En Suite
Viewing Advised

3 / 4 Bedrooms
Kitchen / Dining / Family Room
Superb Property
EPC Rating: TBC



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

CAM MEAD, SUNDERLAND

Offers Over £250,000

Entrance Hall

Double Glazed window, radiator, laminate floor.

Living Room / Dining Room

11'6" x 14'4"

The Living / Dining Room has a double glazed window to the front elevation, radiator, laminate floor, opening to:

Kitchen / Dining / Family Room

19'0" max x 26'1" max

An open plan kitchen/ dining room having French door leading to the rear garden, 2 sets of bi folding doors to the rear yard, 6 radiators, stairs to the first floor, laminate floor, double glazed lantern light, recessed spot lighting.

The kitchen has a range of floor and wall units, electric oven, integrated microwave, integrated dishwasher, fridge, plumbed for washer, sink and drainer with mixer tap, central breakfast area island with granite worktops, electric hob with extractor over.

Utililty Room

9'6" max x 5'11" max

Laminate floor, recessed spot lighting

Bedroom 4 / Reception Room

8'2" x 15'10"

A versatile ground floor reception room or 4th bedroom if required, front facing, double glazed window, radiator. There is a foldaway bed that the vendor would leave in situ.

First Floor

Landing

Bedroom 1

14'1" max x 11'9" max

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

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, double glazed window, corner shower cubicle with rainfall style shower head and an additional shower head attachment, tiled walls and floor.

Bedroom 2

11'1" x 7'5"

Front facing, double glazed window, radiator.

Bedroom 3

10'0" x 7'11"

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

Bathroom

White suite comprising of a low level WC, basin with mixer tap, bath, tiled walls and floor, double glazed window, recessed spot lighting, extractor, radiator

Externally

Externally there is a front block paved driveway and to the rear is a garden with paved patio area and wooden summer house.

Solar Panel

Please note that the vendor has advised that the solar panels are to remain with the sale of the property.

TENURE

We are advised by the Vendors that they are in the process of purchasing the freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

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

