



MICHAEL HODGSON

estate agents & chartered surveyors

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## CHERRY BROOKS WAY, SUNDERLAND £1,000 Per Month

This superb 3 bed semi detached house 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 provides superb quality and style with a fantastic kitchen / dining room with integrated appliances, modern bathroom suite, contemporary decor and many extras of note. The living accommodation briefly comprises of: Entrance Hall, WC, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden, double width block paved driveway whilst to the rear is a lovely garden having a paved patio area, lawn in addition to a garden shed. Viewing of this lovely home is unreservedly recommended.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & WC

Lovely Property

Viewing Advised

EPC Rating: B



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### Entrance Hall

Laminate floor, radiator.

### WC

Suite comprising of a low level wc, pedestal wash hand basin with tiled splashback and mixer tap, extractor, radiator

### Living Room

14'11" max x 14'6" max

The Living Room has a double glazed window to the front elevation, radiator, under stairs cupboard, stairs to first floor, feature wood panelled wall.

### Kitchen / Dining Room

15'0" x 8'9"

The Kitchen has a comprehensive range of floor and wall units, tiled splashbacks, stainless steel sink and drainer with mixer tap, double glazed window, electric oven, electric hob with extractor over, radiator, laminate floor, recessed spot lighting, double glazed French doors to the rear garden, integrated fridge, freezer, dishwasher and washing machine, cupboard with wall mounted gas central heating boiler

### First Floor

Landing, loft access

### Bedroom One

12'0" x 8'1"

Rear facing, double glazed window, radiator

### Bedroom Two

11'2" x 8'0"

Front facing, double glazed window, radiator

### Bedroom Three

8'0" x 9'0"

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

### Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, part tiled walls, double glazed window, extractor, bath with shower over and mixer tap, storage cupboard

### External

Externally there is a front garden, double width block paved driveway whilst to the rear is a lovely garden having a paved patio area, lawn in addition to a garden shed

### COUNCIL TAX

The Council Tax Band is Band C

# M I C H A E L   H O D G S O N

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