



MICHAEL HODGSON

estate agents & chartered surveyors

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## LUFTON CLOSE, SUNDERLAND

£237,500

An exciting opportunity to purchase a modern 3 bed detached house situated on Lufton Close on the much sought after and relatively new Barton Meadows development which offers an excellent location providing easy access to well respected schools, amenities, shop as well as being within easy reach of the A19, Sunderland City Centre and Doxford International Business Park. The property is a true credit to the current owners and offers stunning stylish decor, many extras of note and internally comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms, Bathroom and En Suite. Externally there is a front garden and lovely generous side garden having a paved patio area, raised lawn and decking in addition to a side double width block paved driveway. Viewing of this lovely home is highly recommended.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

Immaculate Property

Viewing Advised

EPC Rating: B

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### Entrance Hall

The entrance hall has a laminate floor, radiator, stairs to the first floor, alarm control panel

### Living Room

A light and Airey living room having two double glazed windows, tow radiators.

### Kitchen / Dining Room

18'6" x 8'10"

The kitchen has a range of floor and wall units, stainless street sink and drainer with mixer tap, gas hob with extractor over, integrated fridge, freezer and microwave, electric oven, laminate floor, recessed spot lighting to the kitchen area, double glazed window, double glazed French doors to the garden.

### Utility

4'4" x 6'4"

wall mounted gas central heating boiler, storage cupboard, floor unit with stainless steel sink and drainer, double glazed window, radiator.

### WC

White suite comprising of a low level wc, wash hand basin with mixer tap and tiled splashback, radiator.

### First Floor

Landing, radiator.

### Bedroom 1

13'6" x 9'2"

Double glazed window, radiator

### En Suite

Modern white suite comprising of a low level wc, pedestal basin with mixer tap, radiator, double glazed window, extractor, shower cubicle with tiled surround,

### Bedroom 2

9'4" x 10'1"

Double glazed window, radiator

### Bedroom 3

8'1" x 10'2"

Double glazed window, radiator

### Bathroom

White suite comprising of a low level wc, bath with mixer tap and shower over, pedestal basin with mixer tap, double glazed window, recessed spot lighting, radiator.

### Externally

Externally there is a front garden and lovely generous side garden having a paved patio area, raised lawn and decking in addition to a side double width block paved driveway.

### COUNCIL TAX

The Council Tax Band is Band D

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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