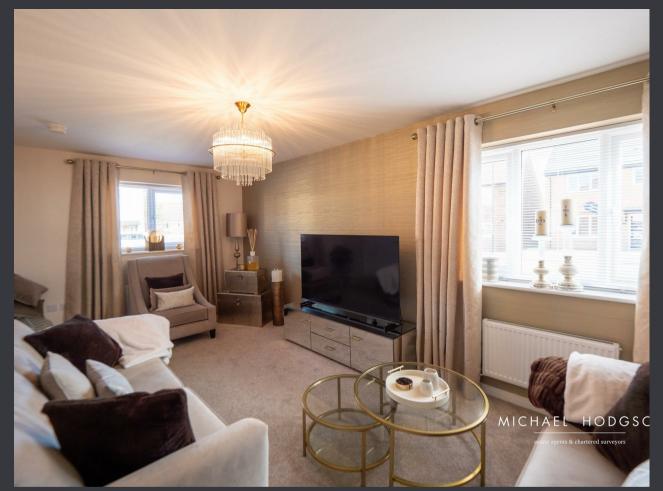


MICHAEL HODGSON

estate agents & chartered surveyors



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
Living Room
Bathroom & En Suite
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Immaculate Property
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 wink and drainer, double glazed window, radiator.

WC

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

COUNCILTAX

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

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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

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