



MICHAEL HODGSON

estate agents & chartered surveyors

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# LEIGHFIELD DRIVE, SUNDERLAND £319,995

We welcome to the market this impressive 4 bedroom detached house on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. The generous living accommodation briefly comprises of: Entrance Hall, Wc, Living Room, Kitchen/ Family Room and to the First Floor, 4 Bedrooms, family Bathroom and En Suite to Bedroom 1. Externally there is a front gravelled and paved garden and block paved driveway leading to the garage whilst to the rear is a lovely garden having a paved patio, lawn and side gate. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House	4 Bedrooms
Kitchen/ Family Room	Living Room
Garden	Garage
Viewing Highly Recommended	EPC Rating B



LEIGHFIELD DRIVE, SUNDERLAND  
£319,995

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Entrance Hall  
Stairs to the first floor, radiator, storage cupboard.

WC  
Low level WC, pedestal basin, radiator.

Kitchen/Family Room  
20'0" max x 19'6" max  
The kitchen has a range of floor and wall units, integrated oven. electric hob with extractor over, plumbed for washer, stainless steel sink and drainer, integrated dishwasher, integrated fridge freezer, double glazed window, recessed spot lighting in part, double glazed french doors to the rear, 2 radiators, double glazed window to the rear.

Living Room  
10'4" max x 24'5" max  
Front facing, double glazed window, double glazed french doors to the rear, modern inset electric fire, 2 radiators.

First Floor  
Landing, radiator, storage cupboard, loft access.

Bedroom 1  
10'3" max x 14'5" max  
Front facing, bedroom having a double glazed window, radiator, fitted wardrobe.

En Suite  
Suite comprising of a low level WC, wall hung wash hand basin, shower, double glazed window, towel radiator, recessed spot lighting.

Bedroom 2  
9'6" max x 9'11" max  
Front facing, double glazed window, radiator, fitted wardrobes.

Bedroom 3  
8'6" x 9'8"  
Double glazed window, radiator.

Bedroom 4  
7'10" max x 10'11" max  
Double glazed windows, radiator.

Bathroom  
Suite comprising of a low level WC, wash hand basin, bath double glazed window, recessed spot lighting, towel radiator.

Externally  
Externally there is a front gravelled and paved garden and block paved driveway leading to the garage whilst to the rear is a lovely garden having a paved patio, lawn and side gate.

Garage  
Single detached garage accessed via and up and over door.

COUNCIL TAX  
The Council Tax Band is Band E.

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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