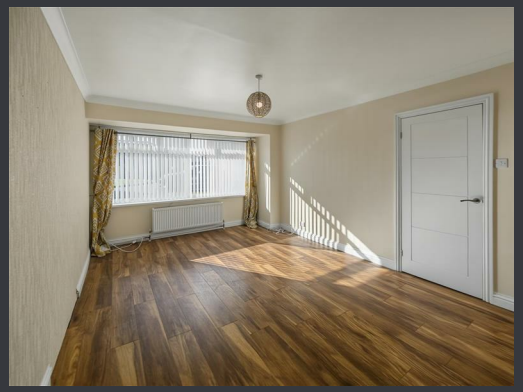
MICHAEL HODGSON

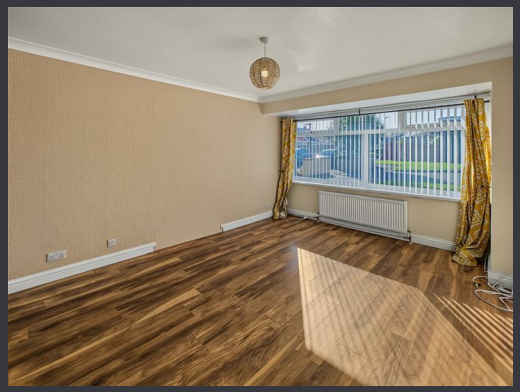
estate agents & chartered surveyors

OAKFIELD CLOSE, SUNDERLAND
£255,000

We welcome to the market this stunning detached house that must be viewed to be fully appreciated. The property is situated on the cul-de-sac of Oakfield Close in East Herrington commanding a much sought after and highly regarded location providing easy access to the A19, well respected schools, shops and amenities as well as excellent transport links. The property itself benefits from versatile living space and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Utility, Shower Room / WC, Reception Room or Ground Floor 4th Bedroom, Office / Study and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and two block paved driveways providing off street parking, whilst to the rear is a lovely garden with paved patio area, lawn and raised decking area. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Bathroom & Shower Room
- Superb Property
- Viewing Advised
- EPC Rating: D





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Entrance Porch
Sliding patio doors, laminate floor.

Inner Hall
Laminate floor, radiator, stairs to the first floor.

Living Room
11'6" x 14'1"
The living room has a large double glazed windows to the front elevation, laminate floor, coving to ceiling, opening to the kitchen/dining room.

Kitchen/Dining Room
17'11" x 10'8"
A lovely open plan room having a double glazed window to the rear elevation, double glazed French doors opening to the rear garden.
The kitchen has a comprehensive range of floor and wall units, granite worktops, electric hob with extractor over, double electric oven, integrated fridge, freezer, contemporary radiator and an additonal radiator, stainless steel sink with mixer tap.

Sitting Room/4th Bedroom
15'3" x 9'1"
A versatile space currently used as a sitting room but could be used as a ground floor forth bedroom if needed, radiator, double glazed French doors opening to the rear garden.

Study/Office
8'11" x 10'10"
Double glazed window, radiator, reccessed spot lighting.

Utility
7'1" x 3'11"
Plumbed for washer, tiled floor, double glazed window, leading to the shower room.

Shower Room
Contemporary white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, tiled flooor, extractor, reccessed spot lighting, shower with tiled surround.

First Floor
Landing, double glazed window.

Bedroom 1
11'10" x 12'4"
Front facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space and additional fitted wardrobe.

Bedroom 2
11'5" x 10'1"
Rear facing, double glazed window, radiator.

Bedroom 3
9'3" x 8'3"
Front facing, double glazed window, radiator, storage cupboard.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap, sat on a vanity unit, bath with mixer tap and rainfall style shower with an additional shower attachment, 2 double glazed windows, tiled floor, chrome towel radiator.

Externally
Externally there is a front garden, 2 block paved driveways providing off street parking whilst to the rear is a lovely garden having a paved patio, raised decking area and lawn.

Garage
Accessed via an electric shutter, wall mounted gas central heating boiler.

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

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