

MICHAEL HODGSON

estate agents & chartered surveyors



WOODHAM DRIVE, MAIDEN VALE, SUNDERLAND
£235,000

A superb 4 bed detached house is situated on Woodham Drive on the much sought after and relatively new development of Maiden Vale 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 benefits generous living space that is arranged over 3 floors and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, WC and to the First Floor, 3 Bedrooms, Family Bathroom & En Suite and to the Second Floor, Landing, Bedroom1 and an En Suite. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- Detached House
- 4 Bedrooms
- Living Room
- Dining Room
- Bathroom & En Suite
- Garage & Gardens
- No Chain Involved
- EPC Rating: C









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Entrance Hall
Herringbone style LVT flooring, radiator, stairs to the first floor, storage cupboard.

WC
Low level WC, pedestal basin, with mixer tap and tiled splashback, chrome towel radiator, double glazed window.

Kitchen
10'4" x 8'1"
The kitchen has a range of floor and wall units, integrated fridge / freezer, dishwasher, washing machine, electric oven, gas hob with extractor over, radiator, double glazed window, cupboard with wall mounted gas central heating boiler, recessed spot lighting, herringbone style LVT floor.

Dining Room
10'9" x 9'9"
The dining room has double glazed French doors to the garden, radiator.

Living Room
10'8" x 14'6"
The living room has a double glazed window to the front elevation and a double glazed window side elevation, radiator.

First Floor
Landing, double glazed window.

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

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap, part tiled walls, shower cubicle with tiled splashback, extractor, chrome towel radiator.

Bedroom 3
10'6" x 8'4"
Rear facing, double glazed window, radiator.

Bedroom 4
8'3" x 10'11"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, part tiled walls, double glazed window, bath with mixer tap, recessed spot lighting, extractor.

Second Floor
Landing, storage cupboard.

Bedroom 1
14'2" max x 11'1" max
Double glazed window, radiator, t fall roof in part, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap, velux style window, t fall roof in part, chrome towel radiator, extractor, shower cubicle with tiled splashback.

Externally
Externally there is a front lawned garden and to the rear is a garden with paved patio area and lawn with access steps to the rear up to the garage and driveway.

Garage
Semi detached garage to the rear of the property with a driveway for off street parking.

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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