



MICHAEL HODGSON

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estate agents & chartered surveyors



CAM MEAD, SUNDERLAND

£235,000

An impressive 3 bedroomed detached house that should be viewed to be fully appreciated. Cam Mead is a small cul-de-sac situated in Thirstley Wood and commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as we as being within reach of Sunderland City Centre. The living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining / Family Room. To the First Floor there is a Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. Externally there is a front garden and driveway leading to the house and garage and to the rear a garden with lawn and patio area. Viewing of this lovely home is highly recommended.

Detached House

Living Room

Bathroom & En Suite

Viewing Advised

3 Bedrooms

Kitchen / Dining / Family Room

Garage & Gardens

EPC Rating: D



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Entrance Vestibule

door to the garage, double glazed window, radiator

Living Room

14'2" x 11'6"

The living room has a double glazed bay window, radiator, feature fireplace with electric fire, leading to:

Kitchen / Dining Room

20'0" max x 18'10"

The kitchen has a range of floor and wall units, quartz worktops, plumbed for dishwasher, Belling range cooker, Belfast sink with mixer tap, double glazed window, double radiator, tiled floor, double glazed French doors, double radiator, cupboard with wall mounted gas boiler

First Floor

Landing, double glazed window, storage cupboard

Bedroom 1

9'10" x 14'5"

Rear facing, double glazed window, range of fitted wardrobes

En Suite

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, shower, double glazed window, chrome towel radiator, extractor

Bedroom 2

9'10" x 11'9"

Front facing, double glazed window, radiator

Bedroom 3

Front facing, double glazed window, radiator

Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, bath with mixer tap, tiled walls and floor, towel radiator

Garage

Roller shutter, plumbed for wash and dishwasher to the rear

External

Externally there is a front garden and driveway leading to the house and garage and to the rear a garden with lawn and patio area

COUNCIL TAX

The Council Tax Band is Band

TENURE

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

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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