



MICHAEL HODGSON

estate agents & chartered surveyors



OAKDALE, SUNDERLAND

£229,950

We are delighted to bring to the market this immaculately presented 3 bed modern detached house nestled in a quiet corner position on the cul-de-sac of Oakdale which is situated on the highly regarded and sought after Thurcroft development that offers an excellent location providing easy access to the A19, Doxford International, local shops, schools and amenities. The property itself boasts gas central heating, double glazing, contemporary decor and many extras of note. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, 3 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally the property enjoys a lovely garden having a front lawn, side double length driveway leading to the garage whilst to the rear is a superb garden having a generous paved patio, lawn and rear decking. Viewing of this lovely home is highly recommended.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

Garage & Gardens

Viewing Advised

EPC Rating: B



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Entrance Hall

Radiator, stairs to the first floor.

WC

White suite comprising low level wc, pedestal basin with mixer tap and tiled splashback, double glazed window, extractor.

Kitchen / Dining Room

20'9" x 13'5"

An open plan kitchen/ dining room having double glazed French doors leading to the rear garden, double glazed window to the side elevation, radiator.

The kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, breakfast bar, cupboard with wall mounted gas central heating boiler, plumbed for washer, electric oven, gas hob with extractor over, recessed spot lighting, extractor.

Living Room

20'0" x 9'10"

The living room spans the full depth of the house having a double glazed window to the front elevation, double glazed French doors opening to the rear garden, two radiators.

First Floor

Landing, double glazed window, loft access, storage cupboard.

Bedroom 1

12'11" x 13'3"

Front facing, double glazed window, radiator.

En Suite

Modern white suite comprising low level wc, pedestal basin with tiled splashback and mixer tap, shower with tiled surround, recessed spot lighting, extractor, double glazed window.

Bedroom 2

12'1" x 9'5"

Front facing, double glazed window, radiator, storage cupboard.

Bedroom 3

9'9" x 6'10"

Rear facing, double glazed window, radiator, storage cupboard.

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower attachment, partially tiled walls, double glazed window, recessed spot lighting.

Externally

Externally the property enjoys a lovely garden having a front lawn, side double length driveway leading to the garage whilst to the rear is a superb garden having a generous paved patio, lawn and rear decking.

Garage

Detached single garage accessed via an up and over garage door.

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.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

estate agents & chartered surveyors

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