



MICHAEL HODGSON

estate agents & chartered surveyors





## CAERNARVON DRIVE, SUNDERLAND £205,000

We are delighted to welcome to the market this immaculately presented 3 bed greatly extended semi detached house that will not fail to impress having been meticulously improved by the current owners. Situated on a corner plot on Caernarvon Drive in East Herrington the property commands a sought after location providing easy access to well respected schools, shops, amenities in addition to the A19 and Doxford International Business Park. Internally the generous accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen, Utility, WC and to the First Floor, Landing 3 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front gated block paved driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area and lawn. Viewing of this lovely home is unreservedly recommended.

Semi Detached House

Extended

3 Bedrooms

Living Room

Conservatory

Kitchen & Utility

Garage & Gardens

EPC Rating: TBC



CAERNARVON DRIVE, SUNDERLAND  
£205,000

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Entrance Porch  
Double glazed window, wood strip floor, leading to

Inner Hall  
Double radiator, stairs to the first floor, cupboard under stairs

Living Room  
22'5" x 12'0"  
The living room spans the full depth of the house having a double glazed bay window to the front elevation, double radiator, electric fire, coving to ceiling, double glazed French doors leading to the conservatory.

Conservatory  
9'4" x 9'3"  
The conservatory has a full range of double glazed windows and double glazed french doors opening to the rear garden, radiator, laminate floor

Kitchen  
9'4" x 15'8"  
The kitchen has a comprehensive range of floor and wall units, two double glazed windows, electric oven, gas hob with extractor over, sink and drainer with mixer tap, space for a free standing cooker, integrated dishwasher, breakfast bar, radiator

Utility  
5'8" x 5'4"  
Range of floor and wall units, wall mounted gas boiler, plumbed for washer, door to the rear garden, extractor

WC  
Low level we, wall hung wash hand basin with mixer tap, extractor, radiator

First Floor  
Landing, loft access

Bedroom 1  
15'10" x 11'5"  
Front facing, two double glazed windows, double radiator, full range of fitted wardrobes, recessed spot lighting in part

Bedroom 2  
12'2" x 11'1"  
Front facing, double glazed window, double radiator, laminate floor

Bedroom 3  
12'5" x 12'2"  
Rear facing, double glazed window, double radiator, recessed spot lighting in part, range of fitted wardrobes.

Bathroom  
Luxury white suite comprising low level wc, wash hand basin with mixer tap set on a floating shelf, Jacuzzi bath with mixer tap and tiled splash back, double radiator, tiled floor, corner shower with tiled splash back, recessed spot lighting, extractor

Externally  
Externally the property is set on a corner plot having a front gated block paved driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area and lawn.

Garage  
Integral garage

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

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