



MICHAEL HODGSON

estate agents & chartered surveyors



WEST PARK ROAD, SUNDERLAND

£2,500 Per Month

Brisbane House is an exceptional property situated on the much sought after and desirable West Park Road in Cleadon Village which commands easy access to the village providing many shops, amenities, restaurants in addition to being ideally placed to commute to the regions towns and cities. The property itself offers a discerning renter generous and versatile living space having been recently decorated and improved with modern décor, superb bathroom suites, new carpets and many extras of note. The internal accommodation briefly comprises of Entrance Hall, Lounge, Sitting Room, Dining Room, Snug, Kitchen / Breakfast Room, WC, and to the First Floor landing, 5 Bedrooms, En Suite Bathroom, Shower Room. Externally Brisbane House is set on a extensive plot accessed via a gated entry that leads to a generous driveway providing ample car parking. The front garden boasts a large lawn and a well stocked garden boasting mature trees, plants and shrubs. To the rear of the house is a lovely garden offering a large patio area, gazebo with decking and sitting area. Viewing of this beautiful family residence is unreservedly recommended.

Detached House

4 Reception Room

Stunning Plot

Viewing Advised

5 Bedrooms

Bathroom & 3 Shower Rooms

Much Sought After Location

EPC Rating: C



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Entrance Hall

A spacious hallway having a tiled floor, coving to ceiling, recess spot lighting, double radiator, return staircase leading to the first floor, alarm control panel

Lounge

12'5" x 22'9"

A light and airy room having a double glazed bay to the front elevation, large double glazed window to the side elevation, coving to ceiling, recess spot lighting, feature fire with open fireplace and hearth, two double radiators, impressivetwo doors leading to the sitting room.

Sitting Room

20'11" x 13'1"

A lovely room having a vaulted style ceiling with velux style windows, six double glazed windows over looking aspects of the garden, inglenook fireplace with stove set on a tiled hearth

Dining Room

13'10" x 11'3"

The dining room enjoys aspects over the front garden having a double glazed window, double radiator, tiled floor, recess spot lighting, log burning effect electric fire set in chimney breast, glazed french doors leading to

Snug

10'4" x 12'1"

A versatile reception room having a box bay, double glazed window to the rear elevation, double glazed window to the side elevation, coving to ceiling, recess spot lighting, double radiator

Separate WC

Low level WC, wash hand basin, tiled floor.

Kitchen / Breakfast Room

23'7" max x 19'9"

An open plan kitchen/breakfast room having two large double glazed windows to the front elevation, tiled floor, double glazed french doors

leading to the rear garden, recess spot lighting, two double radiators, door leading to the garage.

The kitchen is fitted with a comprehensive range of buttermilk floor and wall units, sink and drainer with mixer tap, plate rack, glass display cabinets, integrated dishwasher, fridge and freezer, integrated microwave, electric oven

There is a central breakfasting island with integrated wine cooler and electric hob.

First Floor

Landing, two double glazed windows to rear elevation, double radiator

Master Bedroom

18'9" x 16'2"

A stunning master bedroom having a dual aspect with timber framed window to the front and double glazed window to the rear elevations, recess spot lighting, two double radiators and T-fall roof in part

En Suite

18'7" x 10'1"

Luxury white suite comprising low level wc, his and hers pedestal basin with mixer tap, chrome towel radiator, contemporary radiator, timber frame double glazed window to the front elevation, double glazed window to the rear elevation, recess spot lighting, loft access, range of mirror fronted fitted wardrobes, corner bath with mixer tap and shower attachment, T-fall rook in part, tiled walls and floor

Bedroom 2

12'5" x 18'9"

A spacious bedroom having two double glazed windows to the front elevation, coving to ceiling, recess spot lighting

En Suite

Contemporary white suite, low level wc, wall hung wash basin with mixer tap set on a vanity unit, shower with electric shower

Bedroom 3

12'5" x 14'3"

Front facing enjoying views over the garden, double glazed window, radiator, coving to ceiling

Bedroom 4

11'8" x 13'2"

Front facing, double glazed window, double radiator, recess spot lighting, loft access, coving to ceiling, T-fall roof in part

Bedroom 5

11'9" x 7'10"

Front facing, double glazed window, radiator

Shower Room

Modern white suite comprising low level wc, pedestal basin with mixer tap, corner steam shower cabinet, recess spot lighting, extractor, two double glazed windows to the rear elevation, tiled walls and floor, towel radiator, loft access

Double Garage

16'4" x 20'2"

Attached double garage accessed via and electric up and over garage door and an additional up and over door leading to the rear, plumbed for washer and dryer

External

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

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4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

