



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## HORSLEY GARDENS, SUNDERLAND

£235,000

An immaculately presented and greatly extended 4 bedroomed semi detached house situated on Horsley Gardens in Humbledon commanding a superb location and must be viewed to be fully appreciated. The property has been meticulously extended and improved by the current owners and boasts double glazing, luxury bathroom and en suite, kitchen with integrated appliances and granite worktops and is decorated to a contemporary standard throughout with many extras of note. Humbledon offers an excellent commuting location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre and the A19. The generous and versatile living space briefly comprises of: Entrance Porch, Inner Hall, Living Room / Dining Room, Kitchen / Breakfast / Family Room, Utility and to the First Floor 4 Bedrooms, Family Bathroom and an En Suite to the master Bedroom. Externally there is a front block paved driveway and lawned garden whilst to the rear is a south west facing lovely mature well stocked garden boasting an abundance of plants, trees and shrubs in addition to a lawn and paved patio area. Viewing is highly recommended to fully appreciate the space and home on offer.

Semi Detached House

Extended

4 Bedrooms

Living / Dining Room

Kitchen / Family Room

Bathroom & En Suite

Garage & Gardens

EPC Rating: D



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## Entrance Porch

Double glazed window, engineered oak flooring, leading to

## Inner Hall

Radiator, stairs to the first floor, recessed spot lighting, engineered oak flooring, oak and glass ballustrade to the stairs, cupboard under stairs

## Living Room

15'3" x 12'0"

The living room has a large double glazed window to the front elevation, engineered oak flooring, feature fireplace with gas fire, opening to dining room

## Dining Room

8'4" x 9'10"

Radiator, engineered oak flooring, french doors leading to

## Kitchen / Breakfast / Family Room

18'11" x 21'0"

The kitchen has a comprehensive range of floor and wall units, wood and granite worktops, integrated fridge, freezer, dishwasher, recessed spot lighting, two double glazed windows to the rear elevation, French doors leading to the garden, tiled floor, three radiators, inset electric socket to the breakfast bar, breakfast bar, pantry cupboard, lantern light / orangery roof.

## Utility

5'5" x 12'0"

Full range of floor and wall units, Belfast sink, plumbed for washer and dryer, double glazed window and double glazed door leading to the garden, tiled floor, recessed spot lighting, pull out larder Cupboard

## First Floor

Landing, oak and glass balustrade

## Bathroom

White suite comprising low level wc, pedestal basin, bath with electric

shower over, two double glazed windows, chrome towel radiator, tiled walls and floor, recessed spot lighting, extractor

## Bedroom 1

8'5" x 18'6"

Front facing, double glazed window, radiator, laminate floor, range of fitted wardrobes

## En Suite

White suite comprising low wc, pedestal basin, tiled walls and floor, cupboard with wall mounted gas boiler, chrome towel radiator, double glazed window, corner shower cubicle with Myra shower, recessed spot lighting, extractor

## Bedroom 2

12'0" x 10'6"

Rear facing, double glazed window, full range of fitted wardrobes, storage cupboard, radiator

## Bedroom 3

13'5" x 11'5"

Front facing, double glazed window, radiator, laminate floor, range of fitted wardrobes

## Bedroom 4

8'7" x 7'8"

Front facing, double glazed window, radiator, laminate floor, fitted rail storage

## Externally

Externally there is a front block paved driveway and lawned garden whilst to the rear is a south west facing lovely mature well stocked garden boasting an abundance of plants, trees and shrubs in an addition to a lawn and paved patio area.

## Garage

16'6" x 8'6"

Accessed via an electric roller shutter

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