



MICHAEL HODGSON

estate agents & chartered surveyors





## SEABURN GARDENS, SUNDERLAND

Offers In Excess Of £325,000

We are delighted to welcome to the market this immaculately presented 3 bed semi detached house that commands an exceptional and much sought after location on Seaburn Gardens being within walking distance of the sea front and its beaches, amenities, shops, bars and cafes. The property has been meticulously improved by the current owners to an exacting standard offering contemporary and stylish decor, luxury bathroom suite and many extras of note. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining / Sitting Room, Kitchen and to the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front full width block paved driveway providing ample off street parking whilst to the rear is a superb patio/terrace that leads up to a raised artificial grass lawn. Viewing of this exceptional family home is unreservedly recommended.



## SEABURN GARDENS, SUNDERLAND

Offers In Excess Of £325,000

---

### Entrance Hall

The entrance hall has an oak wood floor, radiator, stairs to the first floor, two cupboards under the stairs

### Living Room

15'1" to bay x 13'3"

The living room has a double glazed bay window to the front elevation, oak wood floor, fireplace with multi fuel stove set on a brick hearth, radiator

### Sitting Room / Dining Room

13'3" x 16'11" to bay

A lovely room having double glazed french doors opening to the rear garden, oak wood floor, radiator, inset fireplace with brick hearth, provision for wall mounted tv, inset shelving to one alcove

### Kitchen

12'2" x 7'11"

The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, Belling range cooker with five ring gas hob and extractor over, integrated fridge, glass display cabinets, radiator, recessed spot lighting

### WC

Low level wc, wall hung wash hand basin, tiled floor, recessed spot lighting (situated in the garage)

### First Floor

Landing, double glazed window to the side elevation

### Bedroom 1

15'5" to bay x 11'6"

Front facing, double glazed bay window to the front elevation, radiator, full range of fitted wardrobes with inset drawers

### Bedroom 2

9'11" x 16'11"

Rear facing, double glazed bay window, laminate floor, full range of fitted wardrobes, recessed spot lighting, storage cupboard

### Bedroom 3

7'10" x 8'0"

Front facing, double glazed bay window, radiator

### Bathroom

Luxury white suite comprising low level wc, wall hung wash hand basin with mixer tap, tiled floor with underfloor heating, recessed spot lighting, free standing bath with mixer tap and shower attachment, two double glazed windows to the side elevation, walk in shower with rainfall style shower head and an additional shower attachment with tiled surround.

### Externally

Externally there is a front full width block paved driveway providing ample off street parking whilst to the rear is a superb patio/terrace that leads up to a raised artificial grass lawn.

### Garage

8'10" x 21'1"

Attached single garage accessed via an electric roller shutter, wall mounted gas boiler

### Utility Area

16'10" x 8'11"

To the rear of the garage, plumbed for washer and dryer, double glazed window, door leading to the rear garden

### 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

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

