



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

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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

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