



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

estate agents & chartered surveyors



CEDARS PARK, SUNDERLAND £320,000

An exciting opportunity to purchase a stunning substantial 5 bed mid terraced house situated on Cedars Park within Ashbrooke that has been meticulously modernised and improved by the current owners that will not fail to impress all who view. The property benefits from contemporary decor whilst retaining many period features and charm, superb kitchen, luxury bathroom suites and many extras of note. The spacious and versatile living accommodation is arranged over three floors briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen / Dining / Family Room, Utility, WC. To the First Floor there are 3 Bedrooms, Family Bathroom, Wet Room Shower Room, Separate WC and to the Second Floor 2 Bedrooms. Externally there is a front garden and parking bay opposite whilst to the rear is an enclosed paved courtyard with access to the double garage. Viewing is highly recommended to fully appreciate home and location on offer.

Terraced House

5 Bedrooms

Over 3 Floors

Living Room

Dining Room

Kitchen / Family Room

Stunning Property

EPC Rating: D



CEDARS PARK, SUNDERLAND

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Entrance Vestibule

Tiled floor, leading to

Inner Hall

Laminate floor, radiator with cover

Living Room

14'11" x 19'11" to bay

The living room has a way window to the front elevation, feature fireplace with gas fire, radiator with cover, ornate ceiling

Dining Room

20'1" x 12'11"

The dining room has a stunning stained glass window to the rear elevation, ornate feature fireplace, radiator with cover, coving to ceiling

Kitchen / Dining / Family Room

9'11" x 31'0"

A superb open plan room having double glazed french doors to the side, two double glazed windows, wood stripped floor and tiled floor to the kitchen area, two radiators, recessed spot lighting.

The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, electric hob with extractor over, integrated microwave, double oven.

Utility

4'9" x 7'5"

Plumbed for washer and dryer, tiled floor, recessed spot lighting

WC

Low level wc, wash hand basin with mixer tap and tiled splash back, tiled floor

First Floor

Landing, stained glass window to the side elevation, radiator with cover

Bedroom 1

13'3" x 20'0" to bay

Front facing, bay window, radiator with cover, feature fireplace with open fire

Bedroom 2

12'9" x 16'6"

Rear facing, ornate fireplace, radiator with cover.

Bedroom 3

7'1" x 12'10"

Front facing, radiator, laminate floor

Bathroom

Luxury white suite comprising low level wc, free standing bath with mixer tap, wash hand basin with mixer tap set on a wall hung vanity unit, double glazed window, recessed spot lighting, chrome towel radiator, storage cupboard with wall mounted gas boiler

Separate WC

Low level wc, radiator, wall hung wash hand basin with mixer tap, and tiled splash back, double glazed window

Shower Room

Wet room style shower room having a walk in shower with rainfall style shower head, chrome towel radiator, wall hung wash hand basin with mixer tap, double glazed window, recessed spot lighting

Second Floor

Landing, velux style window, loft access, recessed spot lighting

Bedroom 4

13'5" x 13'8"

Rear facing, double glazed window, radiator, laminate floor

Bedroom 5

20'10" x 14'0"

Front facing, double glazed window, velux style window, laminate floor, recessed spot lighting in part.

Externally

Externally there is a front garden and parking bay opposite whilst to the rear is an enclosed paved courtyard with access to the double garage.

Garage

19'4" x 19'10"

Attached double garage accessed via a roller shutter, plumbed for washer.

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