



MICHAEL HODGSON

estate agents & chartered surveyors



SEA VIEW ROAD, SUNDERLAND £190,000

A well presented 3 bed semi detached "dutch style" bungalow situated on Sea View Road commanding an excellent location providing east access to local shops, schools and amenities as well as transport links to Sunderland City Centre and beyond. The property boasts versatile, yet generous, living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Conservatory, Ground Floor Bedroom or Reception Room, Kitchen / Breakfast Room, Bathroom and to the First Floor, Landing and 3 Bedrooms one of which is fully fitted as a Dressing Room and a Separate WC. There is NO ONWARD CHAIN INVOLVED with the sale. Externally there is a front garden and block paved driveway leading to the garden whilst to the rear is a garden with paved patio, lawn and decking area. Viewing of this lovely home is highly recommended to appreciate the space, home and location on offer.

Semi Detached Dutch Style 4 Bedrooms
Bungalow

Living Room Dining Room
Conservatory No Chain Involved
Garage & Gardens EPC Rating:



SEA VIEW ROAD, SUNDERLAND

£190,000

Entrance Hall

Laminate floor, stairs to the first floor, delft rack, alarm control panel

Living Room

15'10" to bay x 14'6"

Double glazed bay window, feature fire, radiator, coving to ceiling

Dining Room

13'1" x 11'10"

Radiator, french doors to the conservatory

Conservatory

12'5" x 8'11"

Double glazed windows overlooking the garden, laminate floor, double glazed french door to the garden

Kitchen / Breakfast Room

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, range cooker with extractor over, radiator, double glazed window to the rear elevation, integral dish washer, door to rear garden, storage cupboard with wall mounted boiler and plumbed for washer and dryer

Bedroom 1 / Reception Room

12'0" to bay x 11'10"

Double glazed window, radiator, laminate floor

Bathroom

White suite comprising low level WC, pedestal wash hand basin, corner shower with tiled surround and shower attachment, double glazed window, tiled walls, towel radiator

First Floor

Landing, storage cupboard, velux style window, T-fall roof in part

Bedroom 2

9'1" x 9'5"

Double galzed window, radiator

Bedroom 3 / Dressing Room

9'3" x 10'4"

Full range of fitted wardrobes with dressing tables, double glazed window, radiator

Bedroom 4

15'3" x 8'8"

T-fall roof in part, two velux style windows, radiator

Loft room / storage

11'8" x 11'7"

T-fall roof in part, double glazed window, double radiator

Seperate WC

Low level WC, T-fall roof in part, velux style window, radiator

Garage

Single garage

External

Externally there is a front garden and block paved driveway leading to the garden whilst to the rear is a garden with paved patio, lawn and decking area.

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.

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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

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