



MICHAEL HODGSON

estate agents & chartered surveyors



WEST PARK ROAD, SUNDERLAND

£725,000

Situated on one of the most desirable roads in our region this detached residence offers a prime location within Cleadon Village boasting convenient access to Sunderland, Newcastle, Durham and South Shields as well as being within easy reach of local shops, schools and amenities. The generous and versatile living accommodation benefits from gas central heating, double glazing and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, 4 Bedrooms and 2 Bathrooms. Externally the property is set on a generous plot having extensive gardens with a front driveway leading to the garage whilst to the rear is a mature garden stocked with an abundance of plants, trees and shrubs in addition to a paved patio area overlooking the gardens and a garden pond. Viewing of this superb property is highly recommended to fully appreciate the space, home and location on offer.

Detached Bungalow

3 / 4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Stunning Plot

Viewing Advised

EPC Rating: D



WEST PARK ROAD, SUNDERLAND

£725,000

Entrance Hall

The entrance hall has coving to ceiling, laminate tiled floor, leading to:

Living Room

16'9" x 11'11"

The living room has a large double glazed patio door leading to the rear, full length double glazed window to the side elevation, coving to ceiling, feature fireplace with gas fire, double radiator

Dining Room

10'2" x 12'2"

The dining room has a double radiator, double glazed window to the front elevation, coving to ceiling

Kitchen / Breakfast Room

13'11" max x 23'3"

The kitchen is fitted with a comprehensive range of floor and wall units, glass display cabinets, stainless steel sink and drainer with mixer tap, laminate tiled floor, radiator, electric hob, double oven, integrated dishwasher

Utility

8'3" x 10'0"

Range of floor and wall units, tiled splash back, double glazed window to the rear elevation, plumbed for washer and dryer, cupboard with wall mounted gas boiler, radiator

Bedroom 1

11'6" x 23'11"

The master bedroom has a large double glazed window to the rear elevation overlooking the garden, coving to ceiling, double glazed patio doors leading to the garden, full range of fitted wardrobes with storage above the bed space, double radiator

Bedroom 2

11'4" x 13'8"

Front facing, double radiator, range of fitted wardrobes with storage above bed and inset drawers

Bedroom 3

7'3" x 10'2"

Front facing, double glazed window, radiator

Bedroom 4

Bathroom

Luxury white suite comprising low level wc, double radiator, wash hand basin with mixer tap set on vanity unit, star galaxy tiled floor, Jacuzzi bath with mixer tap, tiled walls, recessed spot lighting, chrome towel radiator, Bidet, two double glazed windows to the rear elevation

Bathroom 2

Suite comprising of a low level WC, wash hand basin with mixer tap set on a vanity unit, corner bath with mixer tap, tiled walls, double glazed window to the rear elevation.

Externally

Externally the property is set on a generous plot having extensive gardens with a front driveway leading to the garage whilst to the rear is a mature garden stocked with an abundance of plants, trees and shrubs in addition to a paved patio area overlooking the gardens and a garden pond.

Double Garage

The garage is accessed via an up and over garage door

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.

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

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

