



MICHAEL HODGSON

estate agents & chartered surveyors



ASHDALE COURT, SUNDERLAND

£269,950

We are delighted to bring to the market a rare and exciting opportunity to purchase a 4 bed modern detached house situated on the exclusive cul-de-sac of Ashdale Court in Roker offering a superb location providing convenient access to the sea front, shops, schools and amenities. The property itself benefits from gas central heating, double glazing, a security alarm system, contemporary decor and a superb kitchen with integrated appliances. The living space briefly comprises of: Entrance Hall, Kitchen / Dining Room, Living Room, Separate WC and to the First Floor, Landing, 4 Bedrooms, Bathroom & En Suite. Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a garden with patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & En Suite

Garage & Gardens

No Chain Involved

EPC Rating: D



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Entrance Hall

The hallway has Karndean flooring, alarm control panel, radiator

W/C

Suite comprising low level wc, Karndean flooring, wash hand basin with mixer tap, radiator

Kitchen / Dining Room

17'4" x 12'11"

The kitchen has a range of floor and wall units, tiled splash back, recessed spot lighting, sink and drainer with mixer tap, Induction electric hob, integrated microwave, dishwasher, fridge/freezer and washing machine, electric oven, double glazed window, recessed spot lighting, door to the side garden, Karndean flooring, provision for a wall mounted tv

Living Room

24'1" x 14'6"

The living room spans the full width of the house having a double box bay window to the rear elevation and double glazed french doors leading to the garden, Karndean flooring, coving to ceiling, double radiator, and an additional radiator, storage cupboard

First Floor

Landing, loft access which is accessed via ladders and is part boarded, storage cupboard, double glazed window to the side elevation

Bedroom 1

12'4" x 10'9"

Front facing, double glazed window, radiator, recessed fitted wardrobe

En Suite

White suite comprising low level wc, pedestal basin with tiled splash back, double glazed window, shower cubicle with electric shower and tiled splash back

Bedroom 2

12'4" x 9'0"

Front facing, two double glazed windows, radiator, two storage cupboards

Bedroom 3

12'3" x 6'7"

Rear facing, double glazed window, radiator, storage cupboard

Bedroom 4

8'11" x 7'5"

Rear facing

Bathroom

White suite comprising low level wc, pedestal basin, bath, part tiled walls, double glazed window, radiator

Garage

Integral single garage accessed via an up and over garage door, wall mounted gas boiler

Externally

Externally there is a front garden and block paved driveway leading to the house and garage whilst to the rear is a garden with patio area and lawn

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

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