



MICHAEL HODGSON

estate agents & chartered surveyors



SUNDERLAND ROAD, HOUGHTON LE SPRING £2,500 Per Month

REDUCED DETACHED HOUSE*** FIVE BEDROOMS***RECENTLY REFURBISHED***We are delighted to bring to the rental market a recently refurbished imposing 5 bed detached house situated in Newbottle Village that boasts a superb commuting location providing easy access to the A1(M), A19 and access to Durham, Sunderland and Newcastle all a short car journey. The property itself has been meticulously refurbish and modernised by the current owners to an exacting standard with the internal space offering generous and versatile living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, WC / Cloaks, Kitchen / Breakfast Room and to the first floor is a Galleried Landing, 5 Bedrooms, Bathroom and an open plan en suite bath to the Master Bedroom and an En Suite to Bedroom 2. Externally the property is accessed via electrically operated gates that lead to a sweeping driveway to the house. There are extensive gardens to the front and sides of the property in addition to a stable block for horses. Viewing of this impressive home is highly recommended.***AVAILABLE NOW***

Detached House
3 Reception Rooms
Gated Gardens
Bathroom & 2 En Suites

5 Bedrooms
Stunning Property
Viewing Advised
EPC Rating: D



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Entrance Vestibule

Stone floor, leading to:

Inner Hall

An impressive hallway having a stone floor, return staircase leading to the first floor, open ceiling to the first floor

Study / Reception Room

15'3" to bay x 13'11"

A versatile space having herringbone wood floor, two feature radiators, bay windows to the front elevation, feature fire with open fire

Dining Room

15'7" x 19'5"

The dining room has two single glazed sash style windows to the front elevation, feature fire with open fire, french doors leading to the garden. two radiators, exposed wood floor

Living Room

13'6" x 20'2"

The living room has a bay window incorporating 4 single glazed sash style windows. feature fire. 3 radiators

WC/ Cloakroom

WC comprising low level WC, radiator, wood striped floor

Kitchen / Breakfast Room

27'0" x 14'4"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, Fisher and Paykel cooker with 5 ring gas hob, glass display cabinet, Fisher and Paykel dishwasher, wine rack, 3 single glazed sash style windows, wood striped floor

There is a central breakfasting island with storage units below, two radiators in addition to a dining/seating area to the side of the room with stove style heater

First Floor

Galleried landing, recess spot lighting, radiator, storage cupboard

Bedroom 1

15'8" x 19'10"

The master bedroom has a dual aspect having 2 single glazed windows to the front and side elevation, two radiators, freestanding en suite style bath with mixer tap

Bedroom 2

12'4" x 14'3"

side facing, two single glazed sash style windows

En Suite

TBC Digital shower and fittings

Bedroom 3

15'3" x 14'11"

Front facing, bay window to the first floor, incorporating 4 single glazed sash style windows, two radiators, storage cupboard

Bedroom 4

10'4" x 12'9"

Side facing, two single glazed sash style windows, radiator

Bedroom 5

10'3" x 12'5"

Side facing, two single glazed sash style windows, radiator

Utility Room

Plumbed for washer, wash hand basin and storage

Family Bathroom

Contemporary white suite comprising freestanding roll top bath, high level WC, ornate fireplace, towel radiator, walk in shower cubicle, tiled floor, recess spot lighting

External

Externally the property is accessed via electrically operated gates that

lead to a sweeping driveway to the house. There are extensive gardens to the front and sides of the property in addition to a stable block for horses.

VIEWING

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

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

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