



MICHAEL HODGSON

estate agents & chartered surveyors





## WEST DRIVE, SUNDERLAND £235,000

We are delighted to bring to the market this immaculately presented 3 bed extended semi detached house situated on West Drive in Cleaton being close to the Village and its amenities as well as East Boldon shops, pubs and restaurants plus within easy access of the East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers superb family living space that has been extended to the rear and improved by the current owners with the living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Kitchen, Orangery and to the First Floor, Landing, 3 Bedrooms, Bathroom and a Separate WC. Externally there is a large front garden and driveway leading to the house whilst to the rear a lovely garden having a paved patio area lawn and raised decking area o the rear of the garden. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen

Orangery

Immaculate Property

Viewing Advised

EPC Rating: D



## WEST DRIVE, SUNDERLAND

£235,000

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### Entrance Porch

Double glazed window, tiled floor, leading to;

### Inner Hall

tiled floor, coving to ceiling, stairs to the first floor, double radiator.

### Living Room

13'1" to bay x 17'3" max

The living room has a double glazed bay to the front elevation, two radiators with covers, laminate floor, coving to ceiling, feature fireplace with electric fire.

### Kitchen

10'3" x 11'6"

The kitchen has a comprehensive range of floor and wall units, integrated washing machine, dishwasher, fridge, freezer and microwave, induction hob with extractor over, electric oven, glass display cabinet, feature radiator, tiled floor, opening to;

### Orangery

17'2" x 9'3"

A lovely light and airy room having a tiled floor with under floor heating, lantern sky light, recessed provision for a wall mounted tv, 4.7m range of double glazed window and double glazed sliding door opening to the garden, cupboard with wall mounted gas central heating boiler.

### First Floor

Landing, double glazed window to the rear elevation, radiator.

### Bedroom 1

10'2" x 10'11"

Front facing, double glazed window, radiator, range of mirror fronted fitted wardrobes, storage cupboard.

### Bedroom 2

6'11" x 9'3"

Front facing, double glazed window, radiator.

### Bedroom 3

8'5" max x 9'1" max

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising bath with mixer tap and shower over, wash hand basin with mixer tap set on a vanity unit, double glazed window, recessed spot lighting, chrome towel radiator, tiled floor.

### Separate WC

Low level wc, double glazed window tiled walls and floor.

### Loft

Accessed via a ladder from the landing, velux style window, boarded for storage.

### Externally

Externally there is a large front garden and driveway leading to the house whilst to the rear a lovely garden having a paved patio area lawn and raised decking area o the rear of the garden.

### 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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