



MICHAEL HODGSON

estate agents & chartered surveyors



## DEEPDENE ROAD, SUNDERLAND

£209,950

This superb 4 bed semi detached house is situated on Deepdene Road with the property being ideally located for easy access to the sea front and its many attractions in addition to local shops, schools and amenities. Internally the property boasts generous living accommodation briefly comprising of: Entrance Vestibule, Living Room, Dining Room, Kitchen / Breakfast Room, Sitting Room / Study (formerly the garage) and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front garden and driveway providing off street parking whilst to the rear is a garden with decking area and lawn. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

4 Bedrooms

Living Room

Dining Room

Sitting Room / Study

Viewing Advised

Excellent Location

EPC Rating: C



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### Entrance Porch

Double glazed window, leading to

### Inner Hall

Stairs to the first floor

### Living Room

12'4" x 15'5"

The living room has a double glazed bay window to the front elevation, feature fireplace, radiator, opening to

### Dining Room

11'6" x 7'4"

Double glazed window to the rear elevation, radiator

### Kitchen / Breakfast Room

14'0" x 11'3"

The kitchen has a comprehensive range of floor and wall units, electric oven, electric hob with extractor over, breakfast bar, stainless steel sink and drainer with mixer tap, two double glazed windows, laminate floor, door to the rear garden

### Study / Sitting Room

14'5" x 6'9"

Formally the garage and has been converted to a sitting room / study, radiator, laminate floor, recessed spot lighting, double glazed window

### First Floor

Landing

### Bedroom 1

14'7" x 13'4"

Front facing, two double glazed windows, radiator

### Bedroom 2

8'11" x 10'5"

Rear facing, double glazed window, radiator

### Bedroom 3

6'5" x 12'6"

Front facing, double glazed window, radiator

### Bedroom 4

6'5" x 12'0"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal basin, bath with mixer tap and shower attachment over, chrome towel radiator, double glazed window, tiled floor

### Externally

Externally there is a front garden and driveway providing off street parking whilst to the rear is a garden with decking 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.

### EPC

Please see link below to the EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2538-3901-6200-2210-0204>

# M I C H A E L   H O D G S O N

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