



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## SEA VIEW ROAD, SUNDERLAND £235,000

We are delighted to bring to the market this charming 2 bed detached bungalow situated on the corner of Sea View Road and Ryhope Road that will not fail to impress all who view offering many period features and charm whilst boasting contemporary decor. The property is ideally located to provide convenient access to local shops, schools, amenities as well as excellent transport links to the city centre. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Conservatory, Dining Room, Kitchen, Inner Hall, Bathroom and 2 Bedrooms. Externally the property has a front and side courtyard garden in addition to an inner courtyard with access to the side. Viewing of this lovely home is highly recommended.

Detached Bungalow  
Living Room  
Conservatory  
Lovely Property

2 Bedrooms  
Dining Room  
Viewing Advised  
EPC Rating: E



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£235,000

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### Entrance Hall

Radiator, tiled floor, leading to:

### Living Room

12'11" x 13'1"

The living room has two double glazed windows, radiator, laminate floor

### Conservatory

10'2" x 9'3"

The conservatory has a full range of double glazed windows, tiled floor, double radiator, double glazed french doors opening to the garden

### Dining Room

10'8" x 12'0"

Two double glazed windows, laminate floor

### Kitchen

12'10" x 13'11"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, tiled floor, plumbed for washer, stainless steel sink and drainer with mixer tap, Range Cooker with extractor over, radiator

### Inner Hall

Tiled floor, door to the rear yard, wall mounted gas boiler

### Bathroom

Wet room style bathroom having a walk in shower, bath, chrome towel radiator, low level wc, pedestal basin, double glazed window

### Bedroom 1

13'8" x 11'2"

Two double glazed windows, radiator, laminate floor, full range of fitted wardrobes, secret door access from the wardrobes to the kitchen.

### Bedroom 2

9'5" x 8'7"

Double glazed window, radiator, laminate floor

### Externally

Externally the property has a front and side courtyard garden in addition to an inner courtyard with access to the side

### 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.

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

