



MICHAEL HODGSON

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WESTCLIFFE ROAD, SUNDERLAND £399,950

We are delighted to welcome to the market this rare to the market 4 bed extended semi detached house situated on the much sought after Westcliffe Road on the corner with Stanhope Road in Seaburn that offers an exceptional position only a stones throw from convenient access to the sea front and its many beaches, walks and attractions in addition to an array of bars, restaurants and cafes. The property offers generous living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Conservatory, Kitchen / Breakfast Room that opens to a Dining Area, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite Shower Room. Externally there is a front garden and to the rear a generous mature garden stocked with an abundance of plants, trees, shrubs in addition to a lawn and side driveway leading to the garage. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Extended Semi Detached House	4 Bedrooms
Living Room	Sitting Room & Conservatory
Kitchen / Breakfast / Dining Room	Bathroom & En Suite
Garage & Gardens	EPC Rating: TBC



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Entrance Porch

The entrance porch has a double glazed window, tiled floor, leading to the inner hall.

Inner Hall

Radiator, stairs to the first floor.

Living Room

17'1" to bay x 14'6"

The living room has a double glazed bay window to the front elevation, electric heater, brick fireplace with gas heater.

Sitting Room

14'9" x 12'10"

A versatile room currently used as a sitting room to the rear of the house having two double glazed windows, double glazed door to the conservatory, gas fire.

Conservatory

9'11" x 9'10"

The conservatory has a range of double glazed window and double glazed French doors to the rear garden, tiled floor.

Kitchen / Breakfast Room

18'4" x 13'10"

The kitchen has a range of floor and wall units, granite worktops, stainless steel sink and mixer tap, gas hob with extractor over, double electric oven, integrated dishwasher, breakfast bar, laminate floor, double glazed window to the side elevation, opening to the dining area.

Dining Area

7'2" x 16'7"

The dining area has a dual aspect having a double glazed window to the front elevation with sea views in the distance, double glazed window to the side elevation, laminate floor, radiator.

WC/Cloaks

White suite comprising of a low level WC, two double glazed windows, tiled floor, wash hand basin with mixer tap set on a vanity unit.

Utility

9'5" x 6'5"

Double glazed window to the rear elevation, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, door to the side.

First Floor

Landing, double radiator, loft access, double glazed window to the side elevation.

Bedroom 1

11'2" x 14'3"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

En Suite

Wash hand basin with mixer tap and low level WC sat on a vanity unit, chrome towel radiator, double glazed window, recessed spot lighting, tiled walls and floor, shower cubicle with tiled splashback.

Bedroom 2

16'11" to bay x 10'9"

Front facing, double glazed bay window, radiator, sea views in the distance, wall mounted electric heater, range of fitted wardrobes with mirror fronts in part.

Bedroom 3

15'9" x 7'4"

Double glazed window with sea views in the distance and a double glazed window to the side elevation, radiator.

Bedroom 4

9'8" x 8'2"

Front facing, double glazed window.

Bathroom

White suite comprising of a low level WC and wash hand basins with mixer tap sat on a vanity unit, bath with mixer tap, shower cubicle with tiled splashback, chrome towel radiator, double glazed window, tiled floor, recessed spot lighting.

Externally

Externally there is a front garden and driveway whilst to the rear a generous mature garden stocked with an abundance of plants, trees, shrubs in addition to a lawn and side driveway leading to the garage.

Garage

Detached garage accessed via and up and over garage door.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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