



MICHAEL HODGSON

estate agents & chartered surveyors

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DEEPDENE ROAD, SUNDERLAND £295,000

We welcome to the market this stunning extended 4 / 5 bed semi detached house will not fail to impress all who view which is situated on Deepdene Road with the property being ideally located for easy access to the sea front and its many attractions and amenities in addition to local shops, schools and amenities. Internally the property benefits contemporary decor and boasts generous living accommodation briefly comprising of: Entrance Porch, Living Room, Kitchen / Dining Room, Ground Floor 5th Bedroom with En Suite and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front block paved garden whilst to the side and rear is a paved garden and artificial grass lawn in addition a side driveway leading to detached garage. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

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



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Entrance Porch

Double glazed window, leading to:

Living Room

15'10" to bay x 15'7"

The living room has a double glazed bay window to the front elevation, feature tiled wall with space for a multi fuel stove set on a tiled hearth, laminate floor, radiator, stairs to the first floor with stainless steel handrail and glass insets, opening to:

Dining Area

7'2" x 8'2"

Laminate floor, opening to kitchen area to the rear

Kitchen

15'5" max x 14'9" max

An L shaped kitchen having a range of floor and wall units, tiled splashback, electric hob with extractor over, electric oven, stainless steel sink and drainer, three double glazed windows, double glazed door to the rear garden, integrated fridge, freezer, plumbed for washer

Bedroom 5

10'10" x 14'10"

Ground floor 5th bedroom having a double glazed window to the front elevation, radiator, recess spot lighting

En Suite

White suite comprising low level WC, pedestal basin, wet room style shower, double glazed window, chrome towel radiator, recess spot lighting.

First Floor

landing, loft access with ladder access, stainless steel handrail with glass inserts

Bedroom 1

19'4" max x 10'7"

A generous bedroom having a double glazed window to the front

elevation, double glazed doors opening to a Juliet balcony to the rear, range of fitted wardrobes, two radiators, recess spot lighting

Bedroom 2

9'0" x 11'5"

Front facing, double glazed bay window, radiator, range of fitted wardrobes, laminate floor

Bedroom 3

10'2" x 8'11"

Rear facing, double glazed window, radiator, laminate floor

Bedroom 4

6'0" x 6'2"

Front facing, double glazed window, radiator

Bathroom

Modern white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, sfreestanding bath with mixer tap and shower attachment, chrome towel radiator, recess spot lighting, extractor, tiled walls and floor

External

Externally the property is set on a corner plot having a front block paved garden whilst to the side and rear is a block paved garden with insert artificial grass lawn in addition a side driveway leading to detached garage

Garage

detached single garage with driveway access.

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

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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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