



MICHAEL HODGSON

estate agents & chartered surveyors





## DACRE ROAD, SUNDERLAND

£209,950

Nestled on the desirable Dacre Road, this superb 2 bed semi-detached house offers an excellent location in the heart of Seaburn with two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining plus two bedrooms. Dacre Road in the popular "D" streets of Seaburn makes it particularly appealing, as it is surrounded by a vibrant community and a wealth of local amenities, just a short stroll away, Sea Road boasts a variety of shops and services, catering to all your daily needs. One of the standout features of this property is its proximity to the stunning sea front, where you can enjoy the picturesque beaches and breathtaking coastline. Additionally, the excellent transport links, including the nearby Metro Station at Seaburn. The living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front block paved driveway providing off street parking for a number of cars and to the rear a paved garden. Viewing is highly recommended to fully appreciate all that this property has to offer.

Semi Detached House

2 Bedrooms

Living Room

Dining Room

Kitchen

Viewing Advised

Lovely Property

EPC Rating: C



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### Entrance Hall

Laminate floor, radiator with cover, stairs to the first floor

### Living Room

16'2" to bay x 10'0"

The living room has a double glazed bay window to the front elevation, laminate floor, radiator

### Dining Room

17'5" x 10'5"

The dining room has a double glazed box bay window to the rear elevation, ornate feature fire, double radiator, laminate floor

### Kitchen

9'7" x 5'7"

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, sink and drainer with mixer tap, cupboard with wall mounted gas boiler, double glazed window, double glazed door to the garden, integrated fridge, freezer, washing machine

### First Floor

Landing, double glazed window

### Bedroom 1

11'3" x 7'7"

Front facing, double glazed window, radiator, storage cupboard

### Bedroom 2

10'2" x 14'0"

Front facing, double glazed window, double radiator, laminate floor

### Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, two double glazed windows, part tiled walls, bath with mixer tap, shower with rainfall style shower head and a additional attachment

### External

Externally there is a front block paved driveway providing off street parking for a number of cars and to the rear a paved garden

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band B.

### 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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