



MICHAEL HODGSON

ESTATE AGENTS & CHARTERED SURVEYORS

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OCEAN PARK ROAD, SUNDERLAND £420,000

An exciting opportunity to purchase this 4 bedroom detached property on the highly regarded Avant Homes development, Lowry Park which is perfectly located in a coastal location with close proximity to Seaburn beach and its many attractions and coastal walks as well as having great links to Sunderland City Centre, the A19 and A1 allowing for an easy commute to nearby areas including Newcastle and Durham. The property itself boasts stylish contemporary decor that will not fail to impress all who view briefly comprises of Living Room, Kitchen / Family Room, Utility, WC and to the First Floor 4 Bedrooms, En Suite and Family Bathroom. Externally the property enjoys a front lawned garden and driveway whilst to the rear is a patio area and lawn, side gate access. Viewing of this property is highly recommended.

Detached House
Living Room
Garage
Must Be Viewed

4 Bedrooms
Kitchen/ Family Room
Gardens
EPC Rating B



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Living Room
16'4" max x 16'9"
Front facing living room having a double glazed window, storage cupboard, provision for wall mounted TV, under floor heating

Kitchen / Family Room
14'4" x 21'6" max
The kitchen has a range of floor and wall units, integrated fridge / freezer, electric hob with extractor over, stainless steel sink and drainer, velux style window, bi folding doors, storage cupboard, stairs to first floor, under floor heating

Utility
6'2" x 7'5"
Double glazed window, floor units, space for dryer

WC
Low level WC, wall hung basin, double glazed window, underfloor heating

First Floor
Landing, double glazed window, storage cupboard, loft access, radiator

Bathroom
White suite comprising low level WC, wall hung basin, bath with shower over and tiled surround, double glazed window, radiator

Bedroom 1
9'6" max x 13'2" max
Front facing, double glazed window, radiator, fitted wardrobes with sliding doors

En Suite
Suite comprising low level WC, wall hung basin, shower, double glazed window, radiator, part tiled walls

Bedroom 2
10'5" x 9'4"
Rear facing, double glazed window, radiator

Bedroom 3
9'10" x 11'7"
Double glazed window, radiator, front facing

Bedroom 4
10'4" x 6'11"
Rear facing, double glazed window, radiator

Garage
Attached garage accessed via up and over door

External
Externally the property enjoys a front lawned garden and driveway whilst to the rear is a patio area and lawn, side gate 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

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.

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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M I C H A E L H O D G S O N

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