



61

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## SUMMERHILL, SUNDERLAND £295,000

A superb 4 bed semi detached house that must be viewed to be fully appreciated being situated on Summerhill in Middle Herrington offering a much sought after and highly desirable location. The property is likely to appeal to a wide variety of purchasers and offers spacious living space briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen that opens to a Sitting or Dining Area and to the First Floor, landing, 4 Bedrooms, Bathroom and an En Suite. Externally there is a front garden and block paved driveway leading to the house and garage and to the rear there is a generous mature garden with decking area, well stocked borders and lawns. Middle Herrington is a highly regarded and much sought after location that offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House  
Living Room  
Kitchen & Sitting Room  
Garage & Gardens

4 Bedrooms  
Dining Room  
Bathroom & En Suite  
EPC Rating: TBC



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### Entrance Hall

The entrance hall has a laminate floor, double glazed window, radiator, stairs to the first floor, storage cupboard.

### Living Room

13'11" x 15'9"

The living room has a double glazed window, radiator, feature fireplace with gas fire, laminate floor.

### Dining Room

23'0" x 9'10"

Laminate floor, double glazed French doors to the garden.

### Kitchen

11'9" max x 11'7" max

The kitchen has a range of floor and wall units, granite worktops, Belfast style sink with mixer tap, recessed spot lighting, electric oven, electric hob with extractor over, tiled floor, there is a moveable island with granite worktops and storage below, opening to a sitting / dining area.

### Sitting or Dining Area

13'10" x 8'7"

A versatile room currently used as a sitting room but could be used as a dining area, tiled floor, double glazed french doors to the garden.

### First Floor

Landing.

### Bedroom 1

19'7" x 8'11"

Double glazed window, radiator, laminate floor.

### En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, corner shower cubicle, double glazed window, radiator.

### Bedroom 2

12'4" x 13'5"

Front facing double glazed window, radiator, laminate floor.

### Bedroom 3

12'7" max x 12'10" max

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

### Bedroom 4

10'3" max x 10'0" max

Front facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin, chrome towel radiator, tiled floor, double glazed window, freestanding roll top bath with claw feet and a mixer tap with shower attachment.

### Externally

Externally there is a front garden and block paved driveway leading to the house and garage and to the rear there is a generous mature garden with decking area, well stocked boarders and lawns.

### Garage

Integral single garage

### COUNCIL TAX

The Council Tax Band is Band D.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 13 May 1960. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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