



MICHAEL HODGSON

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VICARAGE CLOSE, SUNDERLAND £235,000

We offer to the market this 4 bedroom extended semi detached house situated on Vicarage Close in Silksworth. Being close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of : Entrance Porch, Inner Hall, Living room, Kitchen/ Family room, Dining Room Sitting Room, Utility and wc. To the First Floor there are 4 bedrooms one with dressing room and En Suite and a Family Bathroom. Externally the property enjoys a front lawned garden and paved driveway whilst to the rear there is an artificial lawn, decking area, patio area, gravelled area, storage shed and outhouse and side gate access. This property must be viewed

Semi Detached House
4 Bedrooms
Kitchen/ Family Room
Off Street Parking

Extended
Living Room & Dining Room
Rear Garden
EPC Rating - B



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Entrance Porch

Leading to:

Inner Hall

The Inner Hall has stairs to the first floor, radiator, cupboard under the stairs

Living Room

11'5" x 10'7" max

Double glazed window, radiator

Kitchen / Family Room

17'7" max x 17'10" max

The kitchen area has a range of floor and wall units, space for double oven with extractor over, space for freestanding fridge freezer, integrated dishwasher, wine cooler, sink and drainer with mixer tap, double glazed window, integrated coffee machine, under floor heating, electric panel radiator and double glazed French doors to the rear

Dining Room

11'0" x 11'5"

Double glazed window, radiator

Sitting Room

11'5" max x 11'10"

A versatile room having a front facing double glazed window, radiator, provision for wall mounted TV, recess spot lighting

Utility

8'7" max x 11'11" max

Having floor units, plumbed for washer and dryer, double glazed window, radiator, door to rear, cupboard with wall mounted gas boiler

WC

Low level WC, wash hand basin, radiator

First Floor

Landing, loft access

Bedroom 1

11'10" max x 16'7" max

Front facing, double glazed window, loft access

Dressing Room

8'8" max x 3'10"

Range of fitted wardrobes, double glazed window, recess spot lighting

En Suite

Suite comprising low level WC, pedestal basin, bath with shower over, tiled walls and floor, recess spot lighting, double glazed window, chrome towel radiator

Bedroom 3

10'7" max x 11'8" max

Rear facing, double glazed window, radiator, fitted wardrobes and storage above bed, storage cupboard

Bedroom 2

12'0" x 11'6" max

Front facing, double glazed window, radiator

Bedroom 4

8'7" x 7'8" max

Front facing, double glazed window, radiator, built in cabin bed

Externally

Externally the property enjoys a front lawned garden and paved driveway whilst to the rear there is an artificial lawn, decking area, patio area, gravelled area, storage shed and outhouse and 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

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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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