



MICHAEL HODGSON

estate agents & chartered surveyors



BRIARDENE CLOSE, SUNDERLAND

£325,000

A fantastic opportunity to purchase a 5 bed extended detached house nestled within a cul-de-sac position on Briardene Close in East Herrington that commands a highly regarded and much sought after location offering easy access to the A19, Doxford International Business Park, local shops, schools and amenities. The property offers generous and versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Reception Room / Study, Kitchen, Utility, WC / Shower Room and to the First Floor, 5 Bedroom, Family Bathroom and 2 En Suites. Externally there is a front double width block paved driveway leading to the double garage and lawns whilst to the rear is a lovely garden with lawn, paved patio area and garden shed. Viewing of this superb family home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

5 Bedrooms

Living Room

Dining Room

Bathroom & En Suite

Garage & Gardens

Viewing Advised

EPC Rating: C



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Entrance Vestibule

Laminate floor, leading to:

Inner Hall

Radiator storage cupboard, stairs to first floor, understairs cupboard with alarm control panel

Living Room

20'1" x 13'0"

Two large timber framed double glazed windows, feature fireplace with gas fire radiator, coving to ceiling

Dining Room

9'8" x 13'10"

Timber framed double glazed window and double glazed patio door to the garden

Reception Room / Study

14'9" x 5'10"

Two double glazed windows, radiator

Shower Room/WC

Pedestal wash hand basin, low level wc, shower cubicle with tile surround, tiled floor, recessed spot lighting, extractor, chrome towel radiator

Kitchen

9'9" x 10'7"

The Kitchen has a range of floor and wall units, tile splashbacks, electric oven, electric hob with extractor over, integrated dishwasher, stainless steel sink and drainer with mixer tap, glass display cabinets, plinth heater

Utility

6'1" x 8'4"

Double glazed window, door to the garden, plumbed for washer and dryer

First Floor

Landing, two storage cupboards

Bedroom 1

12'0" x 14'1"

Double glazed window, range of fitted wardrobes

En Suite

White suite comprising low level wc, wall mounted wash hand basin with mixer tap set on a vanity unit, shower cubicle with tile surround, tiled floor, chrome towel radiator, recessed spot lighting, extractor

Bedroom 2

8'2" x 8'0"

Double glazed window, radiator, laminate floor

Bedroom 3

8'0" x 10'4"

Double glazed window, radiator

Bedroom 4

11'4" x 14'7"

Two double glazed windows radiator, laminate floor

Bedroom 5

15'9" x 13'11"

Double glazed window, radiator, laminate floor

En Suite

White suite comprising, wash hand basin, low level wc, shower cubicle, tiled walls and floor, double glazed window, extractor, recessed spot lighting

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower over, recessed spot lighting, extractor

External

Externally there is a front double width block paved driveway leading to the double garage and lawns whilst to the rear is a lovely garden with lawn, paved patio area and garden shed.

Double Garage

Accessed via an up and over garage door, wall mounted gas central heating boiler

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.

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

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

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