



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## SEA LANE, SUNDERLAND

£725,000

Properties of this calibre and location are rare to the market and should be viewed to be fully appreciated. This substantial 5 bedroomed semi detached house is situated on Sea Lane enjoying a highly regarded and much sought after location enjoying views over the sea, in the distance, beaches and the Sunderland coastline. This period property is a credit to the current owners and retains many of its original features and character boasting generous and versatile living space is arranged over 3 floors. The accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, Shower Room and a Bathroom. The Second Floor has a Master Bedroom, with Dressing Room and En Suite in addition to a 5th Bedroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having a generous paved patio area, raised lawn and decking. Sea Lane offers a convenient and much sought after location boasting access to the sea front and its many shops, restaurants and amenities in addition to being within easy reach of Sunderland city centre. Viewing of this exceptional family home is unreservedly recommended to fully appreciate the space, home and location on offer.

Semi Detached House  
 3 Reception Rooms  
 Garage & Gardens  
 Freehold | Council Tax:

5 Bedrooms  
 Bathroom, Shower Room &  
 En Suite  
 Superb Location  
 EPC Rating: E



MICHAEL HODGSC  
 estate agents & chartered surveyors

MICHAEL HODGSC  
 estate agents & chartered surveyors

MICHAEL HODGSC  
 estate agents & chartered surveyors

MICHAEL HODGSC  
 estate agents & chartered surveyors

MICHAEL HODGSC  
 estate agents & chartered surveyors

## SEA LANE, SUNDERLAND

£725,000

---

### Entrance Porch

A generous porch having a laminate floor, double glazed door, leading to:

### Inner Hall

The inner hall has an ornate feature fireplace, laminate floor, radiator with cover, stairs leading to the first floor.

### Living Room

16'4" max x 15'7" max

The living room has a double glazed bay window to the front elevation, log burning stove, ornate ceiling, double radiator

### Dining Room

19'4" max x 16'8" max

The dining room has a large double glazed bay window, laminate floor, orate ceiling, double radiator

### Sitting Room

15'5" x 15'1"

Situated to the rear of the house this versatile reception room has a laminate floor, double glazed window to the side and rear elevation, modern electric fire, laminate floor, double glazed French doors to the rear garden

### Kitchen

22'6" max x 12'8" max

The Kitchen as a range of floor and wall units, stainless steel sink and drainer with mixer tap, Range cooker, two double glazed windows, wall mounted gas central heating boiler, plumbed for washer and dryer

### First Floor

Radiator, double glazed window to the elevation, double glazed door leading to a small balcony

### Bedroom Two

17'0" max x 18'5" max

Front facing, double glazed bay window, double radiator

### Bedroom Three

15'8" x 15'5"

Front facing, double glazed window, laminate floor, radiator

### Bedroom Four

10'11" x 11'8"

Rear facing, double glazed window double radiator, laminate floor

### Bathroom

White suite comprising low level wc, freestanding bath with mixer tap and shower attachment, wash hand basin set on a vanity unit, radiator, shower with tile surround, double glazed window to the side elevation

### Shower Room

White suite comprising low level wc, wash hand basin with mixer tap set on vanity unit, shower with tile surround. radiator, double glazed window, recessed spot lighting

### Second Floor

Landing

### Bedroom One

14'10" x 14'1"

T-fall roof in part, double glazed window, laminate floor, radiator, superb views to the front elevation

### Dressing Room

13'10" max x 8'10" max

Laminate floor, radiator

### En Suite

White suite comprising low level wc, radiator, wash hand basin with mixer tap set on a vanity unit, walk in shower with Rainfall style showered and an additional shower attachment, tile surround double glazed window, tiled floor

### Bedroom 5

14'10" x 14'1"

t-fall roof in part, double glazed window, radiator, laminate flooring

### External

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having a generous paved patio area, raised lawn and decking.

### Garage

Single garage accessed via a electric roller shutter

### 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.

### COUNCIL TAX

The Council Tax Band is Band F

### TENURE

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

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

