



MICHAEL HODGSON

estate agents & chartered surveyors

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## 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

5 Bedrooms

3 Reception Rooms

Bathroom, Shower Room & En Suite

Garage & Gardens

Superb Location

Freehold | Council Tax:

EPC Rating: E



## SEA LANE, SUNDERLAND

£725,000

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### 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

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