



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## WEST HILL, SUNDERLAND £570,000

An imposing 4 bed detached house situated on the much sought after and popular cul-de-sac of West Hill in High Barnes which offers a superb location for local shops, schools and amenities as well as access to both the A19, Sunderland City Centre in addition to Sunderland Hospital and University. The property offers a superb opportunity to a discerning purchaser to acquire this lovely home. The property benefits from generous living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Conservatory, Utility, WC, Study / Office and to the First Floor: Landing, 4 Bedrooms, En Suite & dressing Room to the Master Bedroom and a Family Bathroom. Externally there is an electrically operated gated block paved driveway leading to the house and garage providing car standage for a number of cars and to the rear is a garden with a block paved patio, lawn area, decking area to the rear of the garden a detached double garage. Viewing is advised to appreciate the home and location on offer.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room &  
Conservatory

Bathroom & En Suite

Gated Gardens & Double  
Garage

EPC Rating: TBC



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## Entrance Vestibule

Leading to the inner hall

## Inner Hall

A grand entrance hall having a Tiled floor, radiator, impressive return staircase leading to the first floor

## Living Room

24'2" to bay x 13'9"

The living room has 2 double glazed windows to the side elevation, a bay window to the rear elevation incorporating a double glazed door to the garden, 2 double glazed windows, ornate feature fire with gas fire

## Dining Room

15'6" to the bay x 19'7"

A lovely dining room having a Bay window to the front elevation incorporating 3 double glazed windows, double glazed window to the rear elevation, ornate feature fire

## Kitchen / Breakfast Room

18'0" x 11'8"

The kitchen has a range of floor and wall units, granite worktops, gas hobs with an extractor over, stainless steel sink with drainer and mixer tap, double glazed window to the side elevation, double electric oven, microwave oven, feature radiator, central island with draws in built dining table, opening to the conservatory.

## Conservatory

14'9" x 12'3"

Range of double glazed window, radiator, laminate floor, double glazed french door to the garden

## Utility

10'5" x 12'8"

Floor and Wall units, plumbed for washer, double glazed window, wall mounted gas central heating boiler, door to the rear garden, recessed spot lighting

## WC

Low level WC, chrome towel radiator, double glazed window, wash hand basin with mixer tap

## Office / Study

7'5" x 8'9"

A versatile room currently used as a home office / study, Double glazed window, tiled floor

## First Floor

Galleried landing, radiator

## Bathroom

White suite comprising of a low level WC, walk in shower with rainfall style shower head and an additional shower attachment, bath with mixer tap, wall hung wash hand basin with mixer tap, towel radiator, double glazed window, recessed spot lighting

## Bedroom 1

12'5" x 17'10"

Front facing, double glazed window, radiator, walk in dressing room, ensuite

## En Suite

White suite comprising of his and hers wash hand basins with mixer taps sat on vanity units, shower cubicle, low level WC, tiled walls and floor. double glazed window, radiator, extractor

## Bedroom 2

14'1" x 11'1"

Rear facing, double glazed window, radiator

## Bedroom 3

12'4" x 14'3"

Front facing, double glazed window, radiator

## Bedroom 4

6'7" x 8'8"

Rear facing, double glazed window, radiator

## Externally

Externally there is an electrically operated gated block paved driveway leading to the house and garage providing car standage for a number of cars and to the rear is a garden with a block paved patio, lawn area, decking area to the rear of the garden a detached double garage.

## Double Garage

21'10" x 22'7"

accessed via two roller shutters, double glazed window, double glazed door, currently as a snooker room. The loft is boarded as can be used as loft storage. The garage could be converted into a games room or granny flat if required, subject to planning.

## COUNCIL TAX

The Council Tax Band is Band E

## TENURE

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

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