



MICHAEL HODGSON

estate agents & chartered surveyors

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CLIFF ROAD, SUNDERLAND  
£319,950

This Immaculate 4 bedroom detached house is situated on Cliff Road in Ryhope. Located close to local schools, shops and amenities and transport links to Sunderland City Centre. The property briefly comprises of Entrance Hall, Sitting Room, Wc, Kitchen, Dining Room/ Living Room and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front block paved driveway for off street parking and to the rear is a garden with paved patio area, artificial grass lawn and raised borders. Viewing of this property is highly recommended.

Detached House  
Sitting Room  
Off Street Parking  
Freehold

4 Bedrooms  
Living Room/ Dining Room  
Tax Band D  
EPC Rating B

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### Entrance Hall

The Entrance Hall has a radiator, oak and glass staircase

### Sitting Room

12'3" x 12'8"

Double glazed sash style window to the front elevation, radiator, recessed spot lighting.

### WC

A low level WC, hall hung wash hand basin with mixer tap, part tiled walls, extractor.

### Living Room/Dinning Room

27'0" x 13'1"

The living room/ dining room spans the full width of the house, a feature fire with electric fire, bi folding door opening to the rear yard, recessed spot lighting.

### Kitchen

9'8" x 12'4"

The kitchen has a comprehensive of floor and wall units, granite worktops with matte splashbacks, electric hob with extractor over, integrated fridge, freezer, an additional freezer, cupboard with wall mounted gas central heated boiler. integrated washing machine and dish washer, bezant style sink with mixer tap, double glazed sash style window

### First Floor

Landing, double glazed sash style window, oak and glass staircase

### Bedroom 1

16'6" max x 10'5" max

Front facing, double glazed sash style window, radiator, open feature bath with mixer tap.

### Bedroom 2

10'9" x 9'3"

Rear facing, double glazed window, radiator, double glazed sash style window, range of fitted wardrobes

### Bedroom 3

12'11" max x 10'5" max

Rear facing, double glazed sash style window, radiator.

### Bedroom 4

11'1" x 9'3"

Front facing, radiator, double glazed sash style window

### Bathroom

Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, free standing bath with mixer tap and shower attachment, tiled floor, double glazed sash style window, extractor, towel radiator, recessed spot lighting.

### Externally

Externally there is a front block paved driveway for off street parking and to the rear is a garden with paved patio area, artificial grass lawn and raised borders.

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band D

### 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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