



MICHAEL HODGSON

estate agents & chartered surveyors

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PARK PARADE, SUNDERLAND

£495,000

We are delighted to welcome to the market this substantial 5 bed mid terraced house situated on the much sought after and highly regarded Park Parade overlooking Roker Park and commanding a convenient walking distance for the sea front, its beaches, coastal walks and attractions as well as shops, bars and cafes. Internally the property boasts many original period features and charm whilst benefiting from stylish decor with a superb kitchen / Dining / Family Room, bathroom and a Shower Room and a Double Garage plus many extras of note. The generous yet versatile living space is arranged over three floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room / Sitting Room, Kitchen / Dining / Family Room, Utility and to the First Floor, landing, 3 Bedrooms, Family Bathroom and a Shower Room whilst to the Second Floor is a Landing, Storage cupboard and 2 Bedrooms. Externally there is a forecourt with resin pathway and paving whilst to the rear is an inner courtyard with a paved patio area and an artificial grass lawn. Viewing of this exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House

5 Bedrooms

Living Room

Dining Room

Kitchen / Dining / Family Room

Double Garage

Bathroom & Shower Room

EPC Rating: TBC

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Entrance Vestibule

Mosaic tiled floor, leading to the inner hall.

Inner Hall

The hallway has a herringbone style laminate floor, stairs to the first floor, coving to ceiling, radiator, cupboard under the stairs.

Living Room

The living Room has a box bay window to the front elevation incorporating 4 single glazed windows with a secondary glazing, double radiator, ornate ceiling, ceiling rose, laminate floor, feature fire with multi fuel stove sat on a tiled hearth, inset storage cupboard to both alcoves, opening to the dining room / sitting room.

Dining / Sitting Room

14'5" max x 15'02"7" max

A versatile room that could be used as a dining room or sitting room, continuing the laminate floor from the living room, bi folding doors to the inner courtyard, 2 fitted book shelves and storage to both alcoves, coving to ceiling, radiator.

Kitchen / Breakfast Area

10'8" x 32'1" max

An impressive open plan room having 3 single glazed windows to the side elevation with secondary glazing, radiator, resin style floor, recessed spot lighting,

The kitchen has a range of floor and wall units, granite worktops with matching splashback, gas hob with extractor over, electric oven, microwave oven, intergraded dishwasher, integrated full height fridge and freezer, skylight over the rear of the kitchen, quooker tap

WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, tiled floor, wall mounted gas central heated boiler, part wood panelled walls, recessed spot lighting, extractor.

Utility

Floor units with Belfast sink and mixer tap, plumbed for washer and dryer, double radiator, skylight, double glazed window, door to the courtyard and the garage, recessed spot lighting.

First Floor

Landing, double glazed window to the Side elevation, radiator, storage cupboards.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit / storage unit, bath with mixer tap and shower attachment, 2 double glazed windows, recessed spot lighting, extractor, shower with rainfall style shower and tiled surround, towel radiator.

Shower Room

Modern white suite comprising of a low level WC, wash hand basin with a mixer tap, single glazed window with secondary glazing, chrome towel radiator, walk in shower with rainfall style shower head and an additional shower attachment.

Bedroom 1

17'9" max x 12'9" max

Front facing having a box bay window with 3 single glazed windows with secondary glazing, 2 fitted wardrobes to both alcoves, coving to ceiling, window seat with storage below.

Bedroom 2

15'1" max x 14'2" max

Rear facing, 2 double glazed windows, radiator, 2 storage cupboards to both alcoves.

Bedroom 3

10'4" x 12'8"

Rear facing, double glazed window, radiator.

Second Floor

Landing, skylight, storage under the eaves, walk-in storage cupboard.

Bedroom 4

13'3" max x 15'9" max

Front facing, radiator, double glazed window, t-fall roof in part

Bedroom 5

13'1" max x 17'3"10" max

Rear facing, radiator, recessed spot lighting, t fall roof in part

Externally

Externally there is a forecourt with resin pathway and paving whilst to the rear is an inner courtyard with a paved patio area and an artificial grass lawn.

Double Garage

20'11" max x 17'7" max

Double garage accessed via an electric roller shutter.

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 E

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

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