



MICHAEL HODGSON

estate agents & chartered surveyors

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## WESTWOOD STREET, SUNDERLAND

£169,950

A stunning 3-Bedroom Cottage in the Heart of St Gabriels

Welcome to an exceptional opportunity to acquire this immaculately presented three-bedroom cottage, offered to the market with NO ONWARD CHAIN—a seamless transition into refined living.

Nestled on the sought-after Westwood Street, St Gabriels, this stunning home enjoys an enviable location, just moments from well-regarded schools, a variety of local shops, and essential amenities, as well as Sunderland Royal Hospital and effortless transport links to the City Centre.

Recently transformed through an extensive modernisation, this property boasts a brand-new designer kitchen and elegant bathroom, offering contemporary living at its finest.

Step inside to discover a thoughtfully curated interior, comprising an inviting Entrance Vestibule, a welcoming Inner Hallway, a beautifully appointed Living Room, a sleek and stylish Kitchen, three serene Bedrooms, and a luxuriously finished Bathroom.

Externally, the charm continues with a private, paved forecourt to the front, while to the rear, a landscaped garden with a lawned area. Adding both security and convenience, the property benefits from outdoor lighting, a security light, and a gravelled driveway accessed via an electric roller shutter, ensuring privacy and ease of access.

A rare find in an exceptional location, this home epitomises effortless elegance and modern comfort. Early viewing is highly recommended to fully appreciate the unparalleled quality on offer.

Cottage

3 Bedrooms

Garden

Off Street Parking to Rear

Recently Modernised

No Onward Chain

Must Be Viewed

EPC Rating D



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### Entrance Vestibule

#### Inner Hall

The inner hall has a radiator and loft access.

#### Bedroom 1

14'0" max x 11'7"

Front facing bedroom having a double glazed window and radiator.

#### Bedroom 2

6'7" max x 14'0" max

Front facing bedroom having a double glazed window and radiator.

#### Bedroom 3

13'9" max x 6'7" max

Rear facing bedroom having a double glazed window and radiator.

#### Living Room

15'0" max x 13'7" max

The Living Room has a feature fire place, radiator, double glazed French doors to the rear, opening to kitchen.

#### Kitchen

13'6" max x 7'7" max

The kitchen has a range of floor and wall units, integrated washing machine, integrated fridge freezer, induction hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated oven and microwave, double glazed window, velux style window, stainless steel sink and drainer, radiator, recessed spot lighting.

#### Bathroom

Modern white suite comprising of a low level WC, wash hand basin on a storage unit, walk in style shower, freestanding bath with mixer tap and shower attachment, towel radiator, velux style window, recessed spot lighting.

#### Externally

Externally the property has a front paved forecourt and to the rear there is a paved garden and lawn, security light and outdoor lighting,

gravelled driveway access via an electric roller shutter for ample parking

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

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

### 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.

# M I C H A E L   H O D G S O N

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