



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



WESTCLIFFE ROAD, SUNDERLAND

£400,000

We are delighted to welcome to the market this immaculately presented 4 bed semi detached house that commands a much sought after location on Westcliffe Road in Seaburn being within walking distance of the sea front and its stunning beaches and coastline, amenities, shops, bars and cafes. The property has been meticulously improved by the current owners offering contemporary and stylish decor, plus many extras of note that will not fail to impress all who view. Internally the living accommodation briefly comprises of: Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room, WC and to the First Floor there are 4 Bedrooms and a Bathroom. Externally there is as front block paved driveway and a garden with raised borders leading to the house and garage whilst to the rear is a paved patio area, raised borders and lawn in addition to built seating and storage. Viewing of this exceptional family home is unreservedly recommended.

Semi Detached House

4 Bedrooms

Living Room

Dining Room

Conservatory

Garage & Garden

Stunning Property

EPC Rating: C



WESTCLIFFE ROAD, SUNDERLAND

£400,000

Entrance Porch

The porch has 3 double glazed windows, radiator, karndean flooring, leading to:

Living Room

12'5" x 18'5"

The living room has a double glazed window to the front elevation, radiator, karndean floors, stairs to the first floor, modern multi fuel stove, opening to dining room.

Dining Room

14'4" x 9'4"

The dining room continues the karndean floor from the living room, radiator, french doors to the conservatory, walk in storage cupboard.

Conservatory

17'5'2" x 9'5"

The conservatory has a range of double glazed window, double glazed french doors to the garden, karndean floor, radiator.

Kitchen / Breakfast Room

15'5" max x 10'5" max

The kitchen has a comprehensive range of floor and wall units, Cesar stone worktops, 5 ring gas hob with extractor over, electric oven, microwave, stainless steel sink and drainer with mixer tap, breakfast bar, 2 double glazed windows, integrated fridge, freezer, dishwasher, washing machine, cupboard with wall mounted gas central heating boiler, recessed spot lighting.

WC

Low level WC, wash hand basin, double glazed window.

First Floor

Landing, loft access, storage cupboard, recessed spot lighting.

Bathroom

Contemporary white suite comprising of a low level WC, wall hung wash hand basin, freestanding bath with mixer tap and shower

attachment, wet room style walk in shower with rainfall style shower head and a additional shower attachment, double glazed window, towel radiator, recessed spot lighting, extractor, wash hand basin with mixer tap sat on a vanity unit tiled floor, tiled walls.

Bedroom 1

16'4" max x 10'1" max

Front facing, 2 double glazed windows, radiator, range of fitted wardrobes.

Bedroom 2

9'1" o x 14'3"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3

17'0" max x 8'7" max

Front and side facing having two double glazed windows, radiator.

Bedroom 4

9'6" x 8'7"

Rear facing, double glazed window, radiator.

Externally

Externally there is a front block paved driveway and a garden with raised borders leading to the house and garage whilst to the rear is a paved patio area, raised borders and lawn in addition to built seating and storage.

Garage

Integral garage accessed via an electric roller shutter.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 900 years from 13th May 1971. Any prospective purchaser should clarify this with their Solicitor

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

