



MICHAEL HODGSON

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estate agents & chartered surveyors



CLIFFE PARK, SUNDERLAND

£699,999

We are delighted to welcome to the market this stunning and substantial 5 bedroomed semi detached house situated in a front line position on Cliffe Park; enjoying exceptional views over the sea front, beaches, sea and the Sunderland coastline. This period property retains many of its original features, character whilst benefitting from contemporary decor and a superb open plan kitchen / dining / family room. The generous living space is arranged over 3 floors and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining / Family Room, WC, Utility, To the First Floor there are 3 Bedrooms, En Suite and a Bathroom whilst to the Second Floor are 2 Bedrooms. Externally there is a gated front block paved driveway that leads to the house and garage providing off street parking, in addition to a lawn and well stocked borders whilst to the rear is a paved courtyard. The front garden enjoys exceptional views over the sea front; its beaches and beyond. Cliffe Park offers a convenient and much sought after location boasting access to the sea front and its many shops, restaurants and amenities in addition to being within easy reach of Sunderland city centre. Viewing of this exceptional family home is unreservedly recommended to fully appreciate the space, home, location and views on offer.

Semi Detached House

5 Bedrooms

Living Room

Kitchen / Dining / Family Room

Over 3 Floors

Stunning Sea Views

Bathroom & En Suite

EPC Rating: D.



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Entrance Porch

The entrance porch has a tiled floor, stained glass windows, alarm control panel, leading to inner hall.

Inner Hall

The inner hall is accessed via a half stained glass glazed door, camera LVT flooring, radiator with cover, stairs to the first floor, cupboard under the stairs.

Living Room

17'6" to bay x 15'9"

The living room has a double glazed bay window to the front elevation enjoying sea and coastal views, radiator, exposed wood floor, multi fuel stove sat on a tiled hearth.

Kitchen / Dining / Family Room

A stunning open plan room having double glazed french doors leading to the rear courtyard, 4 radiators, camera LVT flooring, 2 double glazed sash style windows to the side elevation and an additional timber framed double glazed window.

The kitchen has a range of floor and wall units, quartz worktops with matching splashback. sink with mixer tap, double electric oven, integrated fridge, freezer, dishwasher, and microwave. There is a breakfast island with quartz worktop and 5 ring gas hob.

Utility

7'2" x 8'3"

The utility has a range of floor and wall units, granite worktops, stainless steel sink and drainer with mixer tap, double glazed sash style window, door to the rear garden, plumbed for washer and dryer, radiator, recessed spot lighting, pantry cupboard

WC

Low level WC, double glazed window.

First Floor

Landing, storage cupboard.

Bedroom 1

18'3" max x 18'0" max

The master bedroom has 2 double glazed bay windows that overlook beautiful sea and coastal views over seaburn, Roker and beyond, 2 radiators, range of fitted wardrobes.

En Suite

White suite comprising of a low level WC, pedestal basin, corner shower cubicle, double glazed window, recessed spot lighting, extractor.

Bedroom 2

10'2" x 16'2"

Rear facing, full range of fitted wardrobes with inset wash hand basin, radiator, double glazed window.

Bedroom 3

12'1" x 15'3"

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

Bathroom

White suite comprising of a low level WC, his and hers wash hand basin with mixer taps sat on a vanity unit, chrome towel radiator, 2 double glazed windows, tiled walls and floor, shower cubicle with rainfall style shower head, recessed spot lighting.

Second Floor

A generous landing used in part as a study/home office, double glazed window to the side elevation, 2 velux style windows.

Bedroom 4

16'10" max x 14'9" max

Front facing, double glazed window, velux style window, t fall roof in part, storage under the eaves, radiator.

Bedroom 5

11'9" max x 13'0" max

Rear facing, double glazed window, t fall roof in part, walk in storage cupboard.

Externally

Externally there is a gated front block paved driveway that leads to the house and garage providing off street parking, in addition to a lawn and well stocked borders whilst to the rear is a paved courtyard.

Garage

Accessed via an electric roller shutter, wall mounted gas central heating boiler.

COUNCIL TAX

The Council Tax Band is Band E.

TENURE

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

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

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