



MICHAEL HODGSON

estate agents & chartered surveyors

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NURSERY ROAD, SUNDERLAND

£289,950

An immaculately presented and greatly extended 4 bedroomed semi detached house situated on Nursery Road in Elstob Farm which commands a superb location offering easy access to local shops, schools, amenities, and transport links to Sunderland City Centre and the A19 . The property has been meticulously improved and modernised by the current owners with stylish contemporary décor, fantastic kitchen and many extras of note. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room and to the First Floor, Landing, 4 Bedrooms, En Suite and a Family Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a lovely garden having a paved patio area, lawn, well stocked borders and a decking area to the rear of the garden. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, location and property on offer

Semi Detached House

4 Bedrooms

Extended

Living Room & Dining Room

Conservatory

Kitchen / Breakfast Room

Bathroom & En Suite

EPC Rating: TBC



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Entrance Hall

The entrance hall is accessed via double doors having a herringbone style floor, radiator, double glazed window, stairs to the first floor, cupboard under the stairs.

Living Room

13'0" max x 18'5" max

The living room has a double glazed bay window to the front elevation, feature fire with gas fire, radiator, opening to the dining room.

Dining Room

10'9" x 12'2"

Radiator, 2 double glazed windows and double glazed door leading to the conservatory.

Conservatory

10'7" x 10'1"

Incorporating 3 double glazed windows and double glazed french doors to the garden, radiator.

Kitchen / Breakfast Room

An impressive room having a herringbone style floor, radiator, recessed spot lighting, bi folding doors to the rear garden.

The kitchen has a range of floor and wall units, quartz worktops, double belfast sink with mixer tap, integrated fridge, freezer, dishwasher, microwave oven, electric oven, there is a central island with quartz worktop, induction hob, breakfast bar and storage below, two radiators.

First Floor

Landing.

Bedroom 1

13'11" max x 11'3" max

Front facing, large double glazed window, radiator, range of fitted wardrobes

En Suite

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, corner shower cubicle, recessed spot lighting, tiled walls and floor, chrome towel radiator.

Bedroom 2

10'0" x 10'10"

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

Bedroom 3

9'10" max x 7'4" max

Front facing, double glazed window, radiator, storage cupboard.

Bedroom 4

7'2" x 13'8"

Rear facing, double glazed window, radiator, recessed wardrobe.

Bathroom

White suite comprising of a low level WC, corner shower cubicle, bath with mixer tap and shower attachment, double glazed window, 2 chrome towel radiators, wash hand basin with mixer tap sat on a vanity unit, tiled walls and floor, recessed spot lighting.

Externally

Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a lovey garden having a paved patio area, lawn, well stocked borders and a decking area to the rear of the garden.

Garage

Access via a roller shutter, plumbed for washer, wall mounted gas central heating boiler.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is Freehold. 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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