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estate agents & chartered surveyors

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THE BROADWAY, SUNDERLAND £450,000

Woodlands is an impressive bespoke individual detached house set on an elevation position on The Broadway in High Barnes and offers a discerning purchaser an exciting opportunity to purchase a 4 bed substantial home with huge potential. The property offers generous yet versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Conservatory, Sitting / Dining Room, Kitchen, Breakfast Room, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite and Dressing Room to the Master Bedroom. Externally the property is set on a generous garden plot having a front gated in and out driveway providing access to the house and garage in addition to a lawned garden whilst to the rear is a mature well stocked garden having a lawn, decking area, patio and a summer / greenhouse and a second garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home and potential on offer.

- | | |
|------------------------------------|--------------------------|
| Detached House | 4 Bedrooms |
| Living Room | Sitting Room |
| Conservatory | Kitchen / Breakfast Room |
| Garage Gardens - No Chain Involved | EPC Rating: C |



THE BROADWAY, SUNDERLAND

£450,000

Entrance Hall
A spacious entrance hall having a staircase to the first floor, 2 radiators.

Living Room
22'11" max x 17'10" max
The living room has 2 double glazed timber framed windows to the front elevation, patio doors to the rear garden, and an additional timber framed double glazed window, stove style fireplace.

Sitting Room / Dining Room
10'1" x 11'2"
A versatile reception room having a timber framed double glazed window, radiator.

Conservatory
11'4" x 11'35'2"
The conservatory has a range of double glazed windows, double glazed french doors to the garden, double radiator.

Kitchen
14'3" x 11'3"
The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric hob, double electric oven, wood strip floor, integrated microwave, opening to the breakfast room.

Breakfast Room
9'1" max x 11'1" max
Wood strip floor, wall mounted gas central heating boiler, patio door to the side, plumbed for washer.

WC
Low level WC, chrome towel radiator, wash had basin, timber framed double glazed window.

First Floor
Landing.

Bedroom 1
14'9" x 12'2"
Rear facing, overlooking the rear garden, double glazed sliding patio doors, recessed wardrobe.

Dressing Room
8'3" x 5'11"
Timber framed double glazed window, recessed wardrobe.

En Suite
White suite comprising of a wall hung low level WC, wall hung wash hand basin, timber framed double glazed window, shower cubicle, chrome towel radiator, tiled walls and floor.

Bedroom 2
9'2" x 11'11"
Rear facing, timber framed double glazed window, storage cupboard, recessed wardrobe.

Bedroom 3
14'4" x 13'11"
2 Timber framed double glazed windows, 2 radiators, storage cupboard, radiator, 2 recessed wardrobes.

Bedroom 4
10'4" x 12'2"
Side facing, timber framed double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin, corner bath, 2 timber framed double glazed windows, radiator.

Externally
Externally the property is set on a generous garden plot having a front gated in and out driveway providing access to the house and garage in addition to a lawned garden whilst to the rear is a mature well stocked garden having a lawn, decking area, patio and a summer / greenhouse and a second garage.

Garage
17'0" x 11'4"
Double garage accessed via a concertina door.

Solar Panels
Solar Panels - We have been advised by our client the solar panels are owned and were purchased in November 2011

Rights of Access
To the front of the property there is an electricity substation and it has been advised that there is a right of access for maintenance etc.

COUNCIL TAX
The Council Tax Band is Band E.

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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