



MICHAEL HODGSON

estate agents & chartered surveyors

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HILLVIEW, SUNDERLAND

£395,000

This stunning 4 bed greatly extended semi detached house must be viewed to be fully appreciated being situated on Hillview offering a much sought after and highly desirable location. The property has been meticulously extended and improved by the current owners to a high standard and benefits from stylish contemporary décor, modern bathroom suites, a fantastic open plan kitchen / dining / family room, many extras of note with the spacious living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC / Shower Room and to the First Floor 4 Bedrooms, Family Bathroom and an En Suite and Walk in Wardrobe Area to the Master Bedroom. Externally there is a front block paved driveway leading to the house and garage whilst to the rear a lovely garden enjoying an open aspect over fields and beyond in addition to having a paved patio area and generous lawn. Viewing is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Semi Detached House	4 Bedrooms
Living Room	Kitchen / Dining / Family Room
Greatly Extended	Bathroom, En Suite & Shower Room
Garage & Gardens	EPC Rating: C



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Entrance Hall
Laminate floor, recess spot lighting, cupboard under the stairs

Living Room
The formal living room has a double glazed box bay to the front elevation, feature fireplace

Living Room / Dining Room / Family Room
30'7" max x 25'10" max
An impressive open plan room having a resin floor with under floor heating. 6.3m range of folding doors to the garden, recess spot lighting, 3 velux style windows.

The kitchen has a range of floor and wall units, granite worktops, integrated fridge, freezer, dishwasher, microwave, electric oven, gas hob with extractor over. 3m central breakfasting island with stainless steel sink and mixer tap.

Utility Room
Resin floor with under floor heating, plumbed for washer, double glazed window to the side elevation, cupboard with wall mounted gas boiler

WC / Shower Room
Suite comprising low level WC, wash hand basin with mixer tap, tiled floor, extractor, door leading to the rear garden

First Floor
Landing

Bedroom 1
16'4" x 14'1"
The master bedroom has a double glazed window to the front elevation, recess spot lighting, walk in wardrobe area

En Suite
White suite comprising walk in shower with rainfall style shower head, his and hers wash hand basins with mixer taps set on a vanity unit,

chrome towel radiator tiled floor recess spot lighting, modern roll top freestanding bath with mixer tap, low level WC, two double glazed windows to the front elevation

Family Bathroom
Contemporary white suite comprising low level WC, bath with mixer tap, walk in shower with rainfall style shower head and tiled surround, part tiled walls, double glazed window, wash hand basin with mixer tap set on a vanity unit, tiled floor, recess spot lighting, extractor

Bedroom 2
12'1" x 12'8"
Rear facing, double glazed window, radiator

Bedroom 3
13'0" x 15'0"
Front facing, double glazed box bay, radiator

Bedroom 4
9'9" x 8'10"
Front facing, double glazed window, radiator, laminate floor

Garage
19'3" x 14'3"
Integral garage

Externally
Externally there is a front block paved driveway leading to the house and garage whilst to the rear a lovely garden enjoying an open aspect over fields and beyond in addition to having a paved patio area and generous lawn.

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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.

COUNCIL TAX
The Council Tax Band is Band D

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

0191 5657000

www.michaelhodgson.co.uk

