



MICHAEL HODGSON

estate agents & chartered surveyors

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SUMMERHILL, SUNDERLAND

£399,950

We are delighted to offer for sale this superb extended family home situated in Middle Herrington off Durham Road boasting a superb commuting location with road links to Sunderland City Centre and the A19, in addition to schools including East Herrington Primary, and local amenities. The generous living accommodation will not fail to impress all who view and briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Dining Room, Conservatory, Kitchen/ Breakfast Room, Utility and to the First Floor 4 Bedrooms, En Suite to Bedroom 1 and a Family Bathroom. There is a Loft Room access via stairs the first floor landing. Externally the property is accessed via an electrically operated gate opening to a front lawned garden with block paved driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio, lawn, stocked borders, paved patio area and decking to the rear of the garden. Viewing of this lovely home is highly recommended to fully appreciate the space and location on offer.

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|----------------------|---------------|
| Semi Detached House | 4 Bedrooms |
| Living Room | Dining Room |
| Bathroom & En Suites | Conservatory |
| Double Garage | EPC Rating: C |



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Entrance Vestibule

Tiled floor, double glazed door leading to inner hall.

Inner Hall

Radiator, Amtico flooring, stairs to the first floor.

Living Room

16'1" to bay x 13'10"

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

Dining Room

13'1" x 13'11"

The dining room has Amtico flooring, radiator, double glazed french doors to the conservatory.

Conservatory

13'3" max x 9'5" max

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

Kitchen / Breakfast Room

15'5" max x 19'9" max

The kitchen has range of floor and wall units, granite worktops with matching splashbacks, Belfast sink with mixer tap, integrated dishwasher, Amtico flooring, double glazed window, double glazed french doors to the rear garden, wine rack, range cooker, two radiators,

Utility

8'10" x 7'1"

The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, wall mounted gas central heating boiler, door to the garden, radiator.

First Floor

Landing.

Bedroom 1

21'11" max x 18'0" max

Front facing, double glazed bay window, range of fitted wardrobes, two radiators, double glazed french doors to the rear elevation opening to a balcony that overlooks the rear garden.

En Suite

White suite comprising of a low level WC, pedestal basin, towel radiator, two double glazed windows, Amtico flooring, recessed spot lighting, extractor, freestanding roll top bath with claw feet, and a mixer tap with shower attachment, shower cubicle.

Bedroom 2

12'5" max x 15'11" max

Front facing, double glazed bay window, radiator in bay, range of fitted wardrobes with inset drawers and matching dressing table.

Bedroom 3

12'5" max x 12'10" max

Rear facing, double glazed bay window, radiator in bay.

Bedroom 4

9'8" x 8'1"

Front facing, double glazed window, radiator.

Bathroom

Modern White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, wall hung wash hand basin, chrome towel radiator, tiled walls and floor, double glazed window, recessed spot lighting, extractor, freestanding bath with mixer tap and shower attachment, walk in shower with rainfall style shower head and an additional shower attachment.

Loft Room

Accessed via stairs from the first floor, full roof in part, Velux style window.

Double Garage

Integral double garage accessed via an electric roller shutter.

Externally

Externally the property is accessed via an electrically operated gate opening to a front lawn garden with block paved driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio, lawn, stocked borders, paved patio area and decking to the rear of the garden.

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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