



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



SILKSWORTH HALL DRIVE, SUNDERLAND

£450,000

Nestled on the highly regarded and much sought after Silksworth Hall Drive, this impressive 4 bedroom detached house offers a perfect blend of comfort and modern living. The property is conveniently located near local schools, shops, and essential amenities, with excellent road links to the A19 and Sunderland City Centre.

The property itself briefly comprises of Entrance Porch, Inner Hall, Kitchen / Dining / Family Room, Shower Room, Living Room, 2 Ground Floor Bedrooms, one with an En Suite and to the First Floor 2 Bedrooms one with En Suite.

Externally, the property is set on a generous plot, featuring a front paved driveway that provides off-street parking and leads to a double garage. The side of the house boasts a charming patio area complete with a pergola and hot tub, perfect for relaxation and outdoor entertaining. The rear garden is a delightful lawned space adorned with a variety of plants, offering a tranquil retreat for outdoor enjoyment.

This superb house is a rare find in a sought-after location, and viewing is highly recommended to fully appreciate all it has to offer.

Detached House	4 Bedrooms
Living Room	Kitchen/ Dining Room
Shower Room & 2 En Suites	Garage & Gardens
Sought After Location	EPC Rating C



SILKSWORTH HALL DRIVE, SUNDERLAND

£450,000

Entrance Porch

Inner Hall

The inner hall has stairs to the first floor, radiator.

Living Room Room

11'5" max x 21'3" max

The living room has a range of double glazed windows, modern electric fire, provision for a wall mounted TV, recessed spot lighting, radiator.

Kitchen/Dining/ Family Room

23'11" max x 11'8" max

The Kitchen area has a range of floor and wall units, integrated oven, gas hob with extractor over, space for a dishwasher, sink and drainer with mixer tap, space for a fridge freezer, radiator, double glazed window, bi folding doors to the rear garden, recessed spot lighting in part.

Utility

4'11" max x 6'3" max

The utility has floor and wall units, plumbed for washer, door to the side.

Shower Room

Suite comprising of a WC, wash hand basin on a vanity unit, shower, double glazed window, towel radiator, recessed spot lighting.

Bedroom 2

15'9" x 10'11"

Two Double glazed windows, radiator.

En Suite

Suite comprising of a low level WC, pedestal basin, shower, towel radiator.

Bedroom 4

10'11" max x 11'5" max

Front facing, double glazed window, radiator, fitted wardrobes.

First Floor

Landing, t fall roof in part with velux style window.

Bedroom 1

26'0" max x 14'10" max

Impressive open plan bedroom having double glazed French doors to a Juliet balcony, range of fitted wardrobes, t fall roof in part with two velux style windows, opening to an en suite, two radiators.

En Suite

Suite comprising of a low level WC, freestanding roll top bath, double sink on storage unit, low level WC, walk in shower with rainfall style shower head, two radiators, t fall roof with three velux style windows.

Bedroom 3

16'1" max x 15'3" max

Double glazed window, storage in eaves, radiator, t fall roof in part with two velux style windows.

Externally

Externally, the property is set on a generous plot, featuring a front paved driveway that provides off-street parking and leads to a double garage. The side of the house boasts a charming patio area complete with a pergola and hot tub, perfect for relaxation and outdoor entertaining. The rear garden is a delightful lawned space adorned with a variety of plants, offering a tranquil retreat for outdoor enjoyment.

Garage

Accessed via and up and over door, 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 Freehold. Any prospective purchaser should clarify this with their Solicitor

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

