



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



PEARETH GROVE, SUNDERLAND

£585,000

We are delighted to welcome to the market this stunning rare to the market 3 bed extended detached house situated on the much sought after Peareth Grove in Seaburn that offers an exceptional position boasting convenient access to the sea front and its many award winning beaches, coastal walks and attractions in addition to an array of bars, restaurants and cafes. The property offers generous living accommodation the benefits from contemporary decor with many original period features and charm with the living accommodation briefly comprising of: Entrance Porch / Sun Room, Inner Hall, Living Room, Sitting Room, Dining Room, Kitchen, Rear Porch, WC and to the First Floor, Landing, 3 Bedrooms, bathroom, Shower Room and separate WC. Externally the property is set on a generous plot having a front driveway leading to the house and garage and to the side is a mature well stocked garden having an abundance of plants, trees and shrubs, paved patio area, garden shed and garage. The side garden enjoy sea views in the distance. Viewing is highly recommended to fully appreciate the home and location on offer.

Detached House

Living Room

Bathroom & Shower Room

Viewing Advised

3 Bedrooms

Sitting & Dining Room

Stunning Property

EPC Rating: D



PEARETH GROVE, SUNDERLAND

£585,000

Entrance Porch / Sun Room

14'9" max x 17'2" max

A lovely light and airy L shaped porch / sun room having two full height sets of double glazed windows overlooking the front and side garden, tiled floor, bi folding doors to the front garden.

Inner Hall

The inner hallway has wood panelled walls, a return staircase to the first floor, radiator with cover, cupboard under the stairs.

Living Room

13'1" max x 18'10" to bay

The living room has a bay window overlooking the garden incorporating double glazed French doors to the garden, wood strip floor, ornate feature fire with gas fire, coving to ceiling, inset shelving to one alcove.

Sitting Room

13'6" to bay x 15'11" max

The living room has a double glazed bay window to the front elevation, brick fireplace with wood burning stove, wood strip floor, radiator, bi-folding doors opening to the dining room

Dining Room

13'6" x 9'5"

The dining room has a double glazed window, radiator with cover, wood strip floor.

Kitchen

13'3" x 8'4"

The kitchen has a comprehensive range of floor and wall units, granite worktops, tiled splashback, 5 ring gas hob with extractor over, stainless steel sink with mixer tap, integrated microwave, dishwasher, double electric oven, recessed spot lighting, integrated washing machine, fridge, freezer.

Rear Porch

Door to the side driveway and garden

WC

Low level WC, wash hand basin with mixer sat on a vanity unit.

First Floor

Landing, stained glass feature window

Bedroom 1

18'6" to bay x 13'1" max

Bedroom 1 has a double glazed bay window that overlooks the garden with distant sea views, radiator in the bay, range of fitted wardrobes with storage above the bed space.

Bedroom 2

16'6" to bay x 11'1"

double glazed window, radiator

Bedroom 3

10'5" x 17'5"

Radiator, two double glazed windows.

Shower Room

White suite comprising of a low level WC, pedestal basin with mixer tap, shower with tiled splashback, tiled floor, chrome towel radiator, double glazed window, recessed spot lighting.

Bathroom

Suite comprising of a two wash hand basins with mixer tap sat on a vanity unit, bath with mixer tap and shower attachment, double glazed window, recessed spot lighting, towel radiator, shower with tiled splashback, extractor.

WC

Low level WC, wash hand basin sat on a vanity unit, double glazed window.

Externally

Externally the property is set on a generous plot having a front driveway leading to the house and garage and to the side is a mature well stocked garden having an abundance of plants, trees and shrubs,

paved patio area, garden shed and garage. The side garden enjoy sea views in the distance.

Garage

An integral garage accessed via a roller shutter, 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

