MICHAEL HODGSON

estate agents & chartered surveyors

THE HAWTHORNS, EAST BOLDON
Offers Over £575,000

We are delighted to welcome to the market this fantastic semi detached house situated on the much sought after The Hawthorns within East Boldon providing easy access to an array of local shops, bars, cafes and restaurants, the A19 in addition to schools and amenities. The property has been meticulously improved, modernised and extended by the current owners and internally benefits from many extras of note including a superb kitchen, contemporary stylish décor and will not fail to impress all who view. The generous yet versatile living space briefly comprises of: Entrance Hall, Kitchen / Breakfast Room, Dining Room, Living Room, WC, Sitting Room or Ground Floor 4th Bedroom if needed and to the First Floor, Landing, 3 Bedrooms Bathroom and an En Suite and Dressing Room to Bedroom 1. Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a lovely garden having a patio area, artificial grass lawn and access to a detached garden room to the rear of the garden. Viewing of this stunning home is unreservedly recommended to fully appreciate the property and location on offer.

EPC Rating: C

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Entrance Hall
The entrance hall has a mosaic tiled floor, radiator, large timber framed double glazed window to the side elevation, two double glazed windows to the front elevation surrounding the door.

Kitchen / Breakfast Room
19'5" x 14'9"
The kitchen has a comprehensive range of floor and wall units, quartz worktops, range cooker with tiled splashback, timber framed double glazed window to the front elevation, coving to ceiling, cast iron radiator, stairs to the first floor with cupboard under the stairs.

There is a central breakfast island with breakfast bar, Belfast sink with mixer tap with storage below, additional radiator, opening to the dining room.

Dining Room
12'7" x 13'2"
The dining area is located to the rear off the house having sliding patio doors to the garden, recessed spot lighting, feature wood panelled wall.

Living Room
16'4" to bay x 12'7"
The living room is accessed from the kitchen / breakfast room having a box bay window to the front elevation with inset stained glass windows, cast iron radiator and an additional radiator, multi fuel stove.

Rear Passage
Tile floor, door to the rear garage

Inner Hall
Two radiators, leaning to the Sitting Room

WC
Wash hand basin, low level WC.

Sitting Room
A light and airy room having two large sets of sliding patio doors to the garden, two sky lights and a double glazed door to the garden, two radiators and a fitted style media wall with inset shelving and storage.

This room could be used as a ground floor 4th bedroom if needed.

First Floor
Landing, loft access.

Bathroom
Contemporary white suite comprising of a wash hand basin with mixer tap, WC with high level cistern and pull chain, freestanding roll top bath with claw feet and mixer tap with shower attachment, two timber framed double glazed windows, walk in wet room style shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, tiled floor with under floor heating.

Bedroom 1
12'8" max x 16'1" max
An impressive bedroom having a vaulted ceiling incorporating three velux style windows, double glazed sash style window to the rear elevation, radiator and tower radiator, feature exposed brickwork to two walls.

En Suite
Wet room style en suite having a walk in shower with rainfall style shower head, low level WC, wash hand basin with mixer tap, radiator, double glazed window, tiled walls and floor, recessed spot lighting, extractor.

Dressing Room
5'5" x 7'5"
Double glazed window, radiator, recessed spot lighting, fitted rails and shelving.

Bedroom 2
Front facing, double glazed sash style window to the front elevation, radiator, storage cupboard.

Bedroom 3
11'3" 14'7"
Dual aspect bedroom having a timber framed double glazed window to the front elevation and a single glazed sash style window to the rear elevation, radiator, range of fitted wardrobes with fitted window seat.

Externally
Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a lovely garden having a patio area, artificial grass lawn and access to a detached garden room to the rear of the garden.

Garden Room
A detached garden room to the rear of the garden having bi folding doors, double glazed window and could be used for a variety of uses including a home office/Gymnasium etc.

Garage
Accessed via an electric roller shutter, plumbed for washer and dryer.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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

0191 5657000

www.michaelhodgson.co.uk

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