



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors

WESTFIELD GROVE, SUNDERLAND

£315,000

Nestled on the desirable Westfield Grove in High Barnes this exceptional extended 5 bed semi-detached house presents a rare opportunity for those seeking a spacious family home conveniently located just off Chester Road, the property is ideally positioned for easy access to local shops, schools, and a variety of amenities. The A19 and Sunderland City Centre are only a short journey away, making it an excellent choice for commuters and those who enjoy the vibrancy of city life.

Upon entering the home, you are welcomed by a generous entrance hall that leads to a bright and airy living room, perfect for relaxation. The dining room / sitting provides an inviting space for family meals and gatherings, while the kitchen / breakfast room is functional and well-equipped in addition to a useful ground floor shower room / WC. The first floor boasts 5 bedrooms, complemented by a well-appointed bathroom and shower.

Externally there is a front garden and block paved driveway leading to the garage whilst to the rear is a lovely garden having a paved patio area, lawn stocked borders and a useful outside brick store.

This lovely home is a true gem in the market, and viewing is highly recommended to fully appreciate the space and potential it offers. There is NO ONWARD CHAIN INVOLVED with the sale.

- | | |
|--------------------------|---------------------------|
| Semi Detachd House | 5 Bedrooms |
| Living Room | Dining / Sitting Room |
| Kitchen / Breakfast Room | Bathroom & 2 Shower Rooms |
| No Chain Involved | EPC Rating: C |



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors



MICHAEL HODGSC
estate agents & chartered surveyors

WESTFIELD GROVE, SUNDERLAND
£315,000

Entrance Porch
Timber framed double glazed window, leading to the inner hall.

Inner Hall
Radiator, stairs to the first floor.

Living Room
13'6" x 16'2" to bay
The living room has a large double glazed bay window to the front elevation, radiator, feature fire with gas fire, up lighting.

Dining Room / Sitting Room
20'5" max x 13'9" max
The dining room / sitting room has double glazed French doors leading to the rear garden, double radiator.

Kitchen / Breakfast Room
17'1" x 7'4"
An L shaped kitchen / breakfast area with the kitchen having a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric hob with extractor over, two double glazed, plumbed for washer and dishwasher, radiator, double glazed door to the garden, integrated microwave, cupboard with wall mounted gas central heating boiler.

Shower Room/WC
A wet room style shower room having a low level WC, pedestal basin with mixer tap, chrome towel radiator, recessed spot lighting, extractor, tiled walls and floor, walk in shower.

First Floor
Landing.

Bedroom 1
9'7" x 16'0" to bay
Front facing, double glazed bay window, radiator, range of fitted wardrobes.

Bedroom 2
9'10" x 11'11"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3
10'0" x 12'4"
Front facing, double glazed window, radiator.

Bedroom 4
7'10" x 8'0"
Rear facing, double glazed window, radiator, range of fitted wardrobes and storage above the bed space.

Bedroom 5
7'8" x 8'7"
Front facing, double glazed window, radiator, storage cupboard and storage above the bed space.

Bathroom
White suite comprising of a low level WC, and wash hand basin with mixer tap sat on a vanity unit, bath, two double glazed windows, chrome towel radiator, tiled walls and floor, recessed spot lighting.

Shower
Shower cubicle with electric shower with tiled splashback, tiled floor, double glazed window,

Externally
Externally there is a front garden and block paved driveway leading to the garage whilst to the rear is a lovely garden having a paved patio area, lawn stocked borders and a useful outside brick store.

Garage
Integral garage accessed via an electric roller shutter.

We are advised by the Vendors that the property is Freehold subject to a yearly rent charge of £5.25. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band D.

TENURE

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

