



MICHAEL HODGSON

estate agents & chartered surveyors

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## WESTFIELD GROVE, SUNDERLAND

### £335,000

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



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### 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.

### COUNCIL TAX

The Council Tax Band is Band D.

### TENURE

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

# M I C H A E L   H O D G S O N

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