



MICHAEL HODGSON

estate agents & chartered surveyors

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BENEDICT ROAD, SUNDERLAND

£299,950

We welcome to the market this superb 4 bed mid terraced house situated on Benedict Road in Roker being within walking distance for the sea front, its beaches, coastal walks and attractions as well as shops, bars and cafes as well as excellent transport links to Sunderland City Centre. Internally the property boasts many original period features and charm whilst benefiting from stylish decor plus many extras of note. The generous yet versatile living space is arranged over three floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom, WC and to the Second Floor is a Landing, and Loft Room. Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House
Living Room
Kitchen & Utility
Lovely Property

3 Bedrooms
Dining Room
Viewing Advised
EPC Rating: TBC

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Entrance Vestibule

Tiled floor, leading to the inner hall.

Inner Hall

The inner hall has a mosaic tiled floor, cast iron radiator, stairs to the first floor.

Living Room

16'5" to bay x 14'9"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with gas fire, coving to ceiling, ceiling rose, wood strip floor opening to the dining room.

Dining Room

14'5" x 13'3"

The dining room has a wood strip floor, double radiator, double glazed window, access to the kitchen.

Kitchen

16'5" max x 11'4" max

The kitchen has a range of floor and wall units, stainless steel sink and mixer tap, radiator, double glazed window, tiled floor, electric oven, electric hob with extractor over, integrated fridge, freezer, microwave oven.

Utility

11'7" x 6'2"

The utility has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, two double glazed window, stainless steel sink and mixer tap, tiled floor, plumbed for washer, radiator.

First Floor

Landing, recessed spot lighting.

WC

Low level WC, double glazed window, tiled floor, wash hand basin with mixer tap.

Bathroom

White suite comprising of a low level WC, radiator, bath with mixer tap, two double glazed windows, tiled floor, recessed spot lighting, wall hung wash hand basin with mixer tap, double shower with rainfall style shower head, extractor.

Bedroom 1

13'6" x 14'4"

Rear facing, double glazed window, double radiator.

Bedroom 2

12'9" max x 13'3" max

Front facing double glazed window, radiator, two wardrobes to both alcoves.

Bedroom 3

9'10" x 7'5"

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

Second Floor

Landing.

Loft Room

21'6" max x 18'8" max

three velux style windows, t fall roof in part, range of fitted wardrobes with matching side tables, recessed spot lighting, fitted dresser and drawers, storage cupboard.

Externally

Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. There is an electric vehicle charger point

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

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

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

0191 5657000

www.michaelhodgson.co.uk

