



MICHAEL HODGSON

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estate agents & chartered surveyors



BYWELL ROAD, SUNDERLAND  
£465,000

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Stunning period Semi Detached, extended and vastly improved with fabulous southerly aspect and views over Boldon Flats nature reserve. The home has a stunning rear kitchen diner with vaulted ceiling and French doors allowing light to flood in and give access to the composite deck and gardens making the most of the aspect. There are two further reception rooms, a useful utility and a cloaks WC, whilst the three double bedrooms are over the upper two floors with one having an ensuite bathroom and the period family bathroom serving the other two bedrooms. Outside the gardens are impressive with the aspect and position being unique. Viewing is a must to fully appreciate.

EPC Rating: D



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### Entrance Lobby

- Via a composite front door, tiled floor and through to

### Entrance Hall

- Stairs to the first floor, character half panelled walls, spot lights and a radiator

### Cloaks WC

- Vanity unit with wash basin, WC and tiled floor

### Living Room

A beautiful comfortable front living room with bay window and plantation shutters. There's a fire surround and an electric fire, coving and a radiator

### Dining Room

- To the rear, this versatile, room has an abundance of light, comes with herringbone flooring, coving and a radiator

### Kitchen Dining Room

- Undoubtedly the hub of the home, this wonderful extension has a vaulted ceiling and exposed beam, comes with French doors and windows to maximise light and to take in the superb southerly aspect gardens with views over the Boldon Flats nature reserve. The kitchen has a range of shaker wall and base units with contrasting work surfaces and metro tiled splash backs. There's a ceramic sink, double extractor hood, integral fridge, freezer and dishwasher, spot lights and column style radiator

### Utility

- Plumbed for appliances and with a doors to the side and garage, there are spot lights and a radiator

### First Floor

- Landing and return stairs to the second floor, built in cupboard and a radiator

### Bedroom 1

To the rear of the home and with great views, radiator

### Bedroom 2

- To the front and with a radiator

### Bathroom

- A character period bathroom with half panelled and tiled walls featuring a roll top bath with mixer shower tap, vanity unit housing a wash basin, WC, plantation window shutters and a towel radiator

### Second Floor

- Landing

### Bedroom 3

- Two velux windows and eaves level storage, radiator

### En Suite

- An en suite bathroom with a bath having a mixer shower over and mixer shower tap, shower screen, wash basin and WC, part tiled walls and tiled floor, velux window

### Garage

- A single garage, plastered through and with an electric roller door, central heating boiler, light and power.

### External

- To the front is a lawn and block paved drive for off street parking, whilst to the rear are superb sized mature gardens with southerly aspect and recently installed composite decking, a patio area and lawns, all designed to maximise the aspect and unique views over the Boldon Flats nature reserve.

### Note

- Freehold title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 70 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

### COUNCIL TAX

The Council Tax Band is Band D.

### 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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