



MICHAEL HODGSON

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WESTWOOD STREET, SUNDERLAND £169,950

Nestled on the sought-after Westwood Street, St Gabriels, this stunning 4 bed home enjoys an enviable location, just moments from a variety of local shops, Chester Road & Hylton Road and essential amenities, as well as Sunderland Royal Hospital and excellent transport links to the City Centre.

Recently transformed through a meticulous modernisation, this property boasts a superb kitchen and elegant bathroom, stylish decor offering contemporary living at its finest.

Step inside to discover a thoughtfully curated interior, comprising an inviting Entrance Vestibule, a welcoming Inner Hallway, Living Room, a modern Kitchen, Dining Room, modern bathroom, 2 Ground floor bedrooms and 2 First Floor Bedrooms.

Externally there is a front courtyard and a generous rear yard with paved patio area, gated rear driveway providing off street parking for a number of cars and access to an outside store room.

A rare find in an sought after location, this home epitomises effortless elegance and modern comfort. Early viewing is highly recommended to fully appreciate the lovely home on offer.

Mid Terraced
4 Bedrooms
Dining Room
Recently Modernised

Cottage
Living Room
Superb Property
EPC Rating: D



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Entrance Vestibule

Laminate floor, leading to the inner hall.

Inner Hall

Radiator.

Bedroom 1

12'7" x 13'4"

Front facing, double glazed window, radiator, laminate floor.

Bedroom 2

15'10" x 7'11"

Front facing, double glazed window, radiator.

Living Room

12'5" x 14'6"

The living room has a double glazed window to the rear elevation, two radiators, fireplace, laminate floor, feature brick wall.

Dining Room

7'9" x 12'4"

Double glazed window, radiator, laminate floor, feature brick wall.

Kitchen

9'1" x 12'5"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob with extractor over, laminate floor, sink and drainer with mixer tap, double glazed window, space for a freestanding fridge/freezer and plumbed for a dishwasher, double glazed window, wall mounted gas central heating boiler.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, bath with mixer tap and rainfall style shower head over, radiator.

First Floor

Landing, storage cupboard.

Bedroom 3

22'1" max x 11'9" max

T fall roof in part, radiator, double glazed window to the rear elevation, radiator.

Bedroom 4

16'0" x 8'1"

T fall roof in part, two velux style windows.

Externally

Externally there is a front courtyard and a generous rear yard with paved patio area, gated rear driveway providing off street parking for a number of cars and access to an outside store room.

Store Room

An outside store room set to the rear of the yard

COUNCIL TAX

The Council Tax Band is Band B.

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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