

MICHAEL HODGSON

estate agents & chartered surveyors



CLIFTON ROAD, SUNDERLAND
£365,000

We are delighted to welcome to the market this superb 4 bed semi detached bungalow that commands a much sought after location on Clifton Road being within walking distance of the sea front and its stunning award winning beaches, amenities, shops, bars and cafes. The property has been extended and improved by the current owners contemporary and stylish decor, plus many extras of note that will not fail to impress all who view. Internally the generous and versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room / Dining Area, Kitchen, Bathroom, Bedroom1 and to the First Floor 3 Bedrooms. Externally there is a front lawned garden and gated driveway leading to the house and garage whilst to the rear is a garden with paved patio and access to the garage. Viewing of this lovely home is unreservedly recommended.

- Semi Detached Bungalow
- 4 Bedrooms
- Living Room
- Sitting / Dining Room
- Garage & Gardens
- Lovely Property
- Viewing Advised
- EPC Rating: TBC









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Entrance Hall
The entrance hall has a double glazed window, radiator, return staircase to the first floor, cupboard under the stairs.

Living Room
14'11" x 11'9"
The living room has a double glazed window, radiator, feature fireplace with gas fire, coving to ceiling.

Sitting Room
The sitting room has a laminate floor, radiator, fireplace with multi fuel stove sat on a tiled hearth opening to the dining area.

Dining Area
9'10" x 10'0"
The dining area opens from the sitting room having a laminate floor, vaulted ceiling, two velux style windows, radiator, double glazed patio door leading to the garden.

Kitchen
15'1" x 6'8"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, plumbed for washer, two double glazed windows, wall mounted gas central heating boiler, double glazed door to the garden, radiator, breakfast bar.

Bedroom 1
12'7" x 13'11" to bay
Double glazed bay window, radiator, range of fitted wardrobes.

Bathroom
Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, corner shower with rainfall style shower head and an additional shower attachment, bath with mixer tap, extractor, radiator, sky light with velux style window.

First Floor
Landing, loft access.

Bedroom 2
17'9" max x 11'0" max
This bedroom has a dual aspect having a double glazed window to the front and rear elevation, two recessed fitted wardrobes to both alcoves and fitted shelves and side tables.

Bedroom 3
6'6" max x 12'6" max
Double glazed window, radiator, t fall roof in part.

Bedroom 4
12'4" max x 7'1" max
Double glazed window, radiator, t fall roof.

Externally
Externally there is a front lawned garden and gated driveway leading to the house and garage whilst to the rear is a garden with paved patio and access to the garage.

Garage
16'10" x 11'8"
Detached 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. Any prospective purchaser should clarify this with their Solicitor

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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