



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## LEOMINSTER ROAD, SUNDERLAND £315,000

A fantastic extended 3 bed semi detached house situated on the cul-de-sac of Leominster Road commanding a much sought after location offering easy access to Sunderland City Centre, the A19 in addition to well respected schools, shops and amenities. The property enjoys a superb interior having been meticulously extended by the current owners to a contemporary standard with a bespoke fitted kitchen with granite worktops, wet room style bathroom suite in addition to benefiting from a stylish decor and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front garden double width block paved driveway leading to the garage whilst to the rear is a garden having a paved patio area and lawn. Viewing of this superb family residence is unreservedly recommended to fully appreciate the space, home and appointment on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining / Family Room

Garage & Gardens

Stunning Property

Viewing Advised

EPC Rating: C



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### Entrance Hall

The entrance hall has a radiator, Karndean flooring, oak handrail and balustrade leading to the first floor.

### Living Room

10'10" x 14'3" to bay

The living room has a double glazed bay window to the front elevation, radiator, fireplace with wood burning stove set on a tiled hearth, storage cupboards to two alcoves, Karndean flooring, sliding doors opening to:

### Kitchen / Diner / Family Room

20'11" x 19'3"

A stunning open plan kitchen / dining / family room having sliding patio doors opening to the rear garden, three radiators, double glazed lantern light, karndean flooring.

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splash backs, Fischer & Paykel electric oven, five ring gas hob with extractor over, space for a American style fridge freezer, there is a central breakfasting island with granite worktops, Belfast sink with mixer tap, integrated dishwasher and breakfast bar.

### Utility

7'11" x 8'5"

The utility has a range of floor and wall units, sink and drainer with mixer tap, radiator, Karndean flooring, Integrated washing machine.

### WC

Low level white suite with inset wash hand basin and mixer tap, part tiled walls, Karndean flooring, extractor

### First Floor

Landing, Oak staircase and balustrade to the staircase, double glazed window, loft access

### Bedroom 1

12'1" x 14'0" to bay

Front facing, double glazed window, radiator

### Bedroom 2

10'9" x 9'10"

Rear facing, full range of fitted wardrobes, radiator.

### Bedroom 3

7'1" x 7'9"

Front facing, double glazed window, radiator

### Bathroom

Wet room style bathroom having a freestanding roll top bath with mixer tap, wall hung wash hand basin with mixer tap, radiator, two double glazed windows, walk in shower with rainfall style shower head and an additional shower attachment

### Externally

Externally there is a front garden double width block paved driveway leading to the garage whilst to the rear is a garden having a paved patio area and lawn

### Garage

Attached single garage accessed via an electric Hörmann door, wall mounted gas boiler, door to the rear garden

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We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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