



MICHAEL HODGSON

estate agents & chartered surveyors



OCEAN PARK ROAD, LOWRY PARK, SUNDERLAND £245,000

Welcome to this superb 2 bed semi detached property located on Ocean Park Road on the highly regarded and much sought after Lowry Park development situated just off the sea front and its many beaches, coastline walks, shops, bars, cafes and amenities. This neatly presented home will not fail to impress all who view having a kitchen with integrated appliances, modern bathroom suite and contemporary decor in addition to under floor heating to the ground floor. The living space briefly comprises of: Entrance Area, Living / Kitchen / Dining Room, WC and to the First Floor, landing, 2 Bedrooms and a Bathroom. Externally there is a double width block paved driveway and to the rear a lovely garden having a paved patio area, decking area to the rear of the garden and an artificial grass lawn. Viewing is highly recommended to fully appreciate the property and location on offer.

Semi Detached House
Living / Kitchen. / Dining
Room

2 Bedrooms
Lovely Property

Double Driveway
Immaculate Property

Close to Sea Front
EPC Rating:B

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Entrance Vestibule

Laminate floor with under floor heating, stairs to the first floor, opening to the living room/kitchen.

Living Room / Kitchen / Dining Room

18'5" max x 14'4" max

A lovely open plan living room / kitchen / dining room having a laminate floor with under floor heating, bi folding doors opening to the rear garden, storage cupboard that is plumbed for a washer.

The kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric hob with extractor over, integrated fridge, freezer dishwasher and microwave, electric oven.

WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, laminate floor with under floor heating, double glazed window.

First Floor

Landing, double glazed window, loft access.

Bedroom 1

12'1" x 8'9"

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

Bedroom 2

14'6" x 8'10"

Front facing, double glazed window, radiator, storage cupboard.

Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap and shower over, radiator.

Externally

Externally there is a double width block paved driveway and to the rear

a lovely garden having a paved patio area, decking area to the rear of the garden and an artificial grass lawn.

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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