



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MICHAEL HODGSON
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WEST MEADOWS ROAD, SUNDERLAND £700,000

This substantial 6 bedroomed detached house commands an excellent location on West Meadows Road in Cleadon and offers a much sought after location with the village boasting easy access to local shops, schools and amenities as well as being within easy reach of Sunderland, South Shields and the regions towns and cities. The property boasts spacious and versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility, Snug, WC, Games / Family Room and to the First Floor, 6 Bedrooms, Family Bathroom, WC and 4 En Suites. Externally there is a sweeping 'in and out' driveway whilst to the rear mature garden with generous lawn, paved patio area. Viewing is unreservedly recommended to appreciate the space, home and location on offer.

Detached House	6 Bedrooms
Substantial Property	4 Reception Rooms
Bathroom & 4 En Suites	Garage & Gardens
Viewing Advised	EPC Rating: D



WEST MEADOWS ROAD, SUNDERLAND

£700,000

Entrance Vesibule

Leading to:

Inner Hall

Double radiator, feature fireplace, stairs to first floor

Living Room

18'2" to bay x 13'11"

A formal front facing living room, feature fire with gas fire, radiator

Sitting Room

18'4" x 15'11"

Feature fire with electric fire, double glazed french doors to the conservatory

Conservatory

25'7" max x 12'9"

The conservatory has a full range of double glazed windows over looking the rear garden, tiled floor, double glazed french doors to the garden

Snug

13'6" x 10'0"

Delft rack, feature fire with gas fire, radiator, access to the WC and the Games Room

Seperate WC

Low level WC, pedestal hand basin, double glazed window, tiled floor

Snooker / Games Room

18'8" x 12'3"

Double glazed french doors leading to the garden, double radiator, double glazed window to the side elevation

Kitchen / Breakfast Room

24'2" to bay x 18'3"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, tiled floor, range cooker with gas hob and extractor over, additional electric oven, radiator

Utility

12'7" x 12'1"

Range of floor and wall units, tiled splashback, sink and drainer with mixer tap, stairs to the first floor, radiator, tiled floor

Rear Porch

4'9" x 7'10"

Tiled floor, radiator, plumbed for washer and dryer, door to the garden

First Floor

Landing, storage cupboard

Bedroom 1

12'0" x 18'3"

Rear and side facing, radiator, range of fitted wardrobes

En Suite

Low level wc, wash hand basin, bath with electric shower over, double glazed window, loft access

Bedroom 2

14'2" max x 15'3"

Front facing, walk in wardrobe, night storage heater, radiator

En Suite

Modern white suite comprising, low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, shower with electric shower, extractor

Bedroom 3

14'1" max x 15'1" max

Rear facing, radiator, double glazed window, cupboard with wall mounted boiler.

En Suite

Shower cubicle. Wash hand basin set on a vanity unit.

Bedroom 4

15'8" x 13'6"

Front facing, radiator, walk in dressing area.

En Suite

Bath, wash hand basin set on a vanity until

Bedroom 5

16'6" x 11'5"

Front facing, radiator

Bedroom 6

10'10" x 10'1"

Rear facing, double french doors to a private terrace, radiator

Separate WC

Low level WC, wash hand basin set on a vanity unit, tiled floor

Bathroom

Suite comprising low level WC, bidet, tiled floor, bath with mixer tap and shower attachment, shower with tiled surround, double radiator, double glazed window to the rear elevation

Garage

Double length garage accessed via an electric roller shutter to the front and rear

External

Externally there is a sweeping 'in and out' driveway whilst to the rear mature garden with generous lawn, paved patio area.

COUNCIL TAX

The Council Tax Band is Band G

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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MORTGAGE ADVICE

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