



MICHAEL HODGSON

estate agents & chartered surveyors

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## WEST PARK ROAD, SUNDERLAND £1,100,000

We are delighted to welcome to the market this exceptionally rare opportunity comprising of a detached family house nestled in a stunning location off West Park Road in Cleadon Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property offers huge potential and internally briefly composes of: Entrance Porch, Inner Hall, Living Room, Sitting Room, Dining Room, Garden Room, WC, Kitchen / Breakfast Room, Side hallway, 2 Utilities and to the First Floor, Landing, 4 Bedrooms, a Shower Room and En Suite to Bedroom 1. Externally the property is accessed from a shared driveway from West Park Road. The property is set on an extensive plot having generous lawned mature well stocked garden boasting an abundance of plants, trees and shrubs, a lovely paved patio, summer house and tennis court in addition to a detached triple garage. Viewing of this superb property is unreservedly recommended to fully appreciate the space, home, location and potential on offer.

Detached House

4 Reception Rooms

Stunning Gardens

Freehold | Council Tax

Band: G

4 Bedrooms

Bathroom & En Suite

Viewing Advised

EPC Rating: E



## WEST PARK ROAD, SUNDERLAND

£1,100,000

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### Entrance Porch

The entrance porch has a wood strip floor, double radiator, double glazed window, cloaks cupboard, two timber framed double glazed windows, leading to:

### Inner Hall

Radiator, stairs to first floor

### Living Room

16'9" x 20'2"

The formal living room has three double glazed windows over looking the garden, double glazed French doors to the garden, feature fire with electric fire, two radiators, coving to ceiling

### Sitting Room

12'9" x 16'4"

The sitting room has a double glazed window to the rear elevation, two radiators, feature fire with open fire, opening to:

### Dining Room

11'11" x 15'0"

Double glazed window to the rear elevation, radiator, inset shelving

### Garden Room

14'8" x 19'1"

A light and airy room having a range of timber framed double glazed windows overlooking the rear garden, timber framed double glazed French doors to the rear garden, two radiators, tiled floor

### Kitchen / Breakfast Room

23'1" x 13'7"

The kitchen has a range of floor and wall units, tiled splashback, large double glazed window to the rear elevation, double radiator, AGA range cooker, double glazed window to the front elevation, sink and drainer with mixer tap

### WC

Wall hung low level WC, chrome towel radiator, wash hand basin, double glazed window

### Side Passage

Double glazed window, door to the front garden

### Utility

11'1" x 5'10"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, double glazed window, wall mounted gas boiler

### Utility Area

6'5" x 6'11"

Floor units, double glazed window, door to the rear, two storage cupboards

### First Floor

Landing, double glazed window to the front elevation, radiator

### Bedroom 1

16'7" x 12'10"

Side facing, full range of fitted wardrobes with dressing table, double radiator

### En Suite

Suite comprising low level WC, wash hand basin set in a vanity unit, bath with mixer tap, double glazed window

### Bedroom 2

12'8" x 13'11"

Rear facing, double glazed window, radiator, range of fitted wardrobes with dresser and drawers

### Bedroom 3

14'4" x 9'8"

Side facing, double glazed window, double radiator, range of fitted wardrobes with matching dressing table

### Bedroom 4

8'5" x 10'3"

Front facing, double glazed window, radiator, range of fitted wardrobes with dressing table

### WC

WC, double glazed window

### Shower Room

Suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bidet, wet room style walk in shower with rainfall style shower head and additional shower attachment, chrome towel radiator, recess spot lighting, double glazed window

### External

Externally the property is accessed from a shared driveway from West Park Road. The property is set on an extensive plot having generous lawned mature well stocked garden boasting an abundance of plants, trees and shrubs in addition to lovely paved patio, summer house and tennis court.

### Garage

Detached triple garage accessed via two electric roller doors.

Above the garage is a useful storage space accessed via stairs internally from the garage

### FREE VALUATIONS

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.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band G

# M I C H A E L   H O D G S O N

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