



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## WEST LAWN, SUNDERLAND

£565,000

Arguably one of the finest examples on West Lawn this stunning 7 bed terraced house will not fail to impress all who view having been meticulously modernised and improved by the current owners creating a blend of period features and charm with a modern twist. West Lawn is situated in leafy Ashbrooke and commands a much sought after and highly desirable location offering convenient access to Sunderland City Centre, local shops, schools and amenities. The generous yet versatile living space is arranged over 4 floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting / Dining Room, WC, Kitchen / Dining / Family Room, Sitting Room and to the First Floor, 4 Bedrooms, Family Bathroom and a Shower Room, To the second Floor there is a stunning Master Bedroom with En Suite and 2 additional Bedrooms, one of which is used as a Dressing Room. There is the added benefit of a Lower Ground Floor providing a further Reception Room (with reduced head height). Externally there is a front garden with block paved pathway and patio area, artificial grass lawn whilst to the rear is a courtyard garden with patio area, artificial grass lawn with a lovely decking / seating area. Viewing of this simply exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House

7 Bedrooms

Living Room

Sitting / Dining Room

Kitchen / Family / Sitting Room

Bathroom, Shower Room & En Suite

Stunning Property

EPC Rating: D

MICHAEL HODGS  
estate agents



# WEST LAWN, SUNDERLAND

£565,000

---

## Entrance Vestibule

Tiled floor, large stained glass window to the inner door, leading to:

## Inner Hall

A generous hallway having an exposed wood floor, stairs to the first floor, radiator with cover

## Living Room

20'1" to bay x 16'7"

The living room has a bay window to the front elevation incorporating three single glazed sash style windows, feature fire with gas fire, ornate ceiling, two contemporary radiators

## Dining Room/ Sitting Room

20'2" x 14'11"

A lovely room having two single glazed sash style windows to the rear elevation, door to the rear courtyard, exposed wood floor, double radiator, multi fuel stove set on a brick hearth, storage cupboard

## WC

White suite comprising low level WC, wash hand basin with mixer tap, single glazed sash style window, chrome towel radiator

## Kitchen / Dining / Family Room

23'0" x 12'0"

A stunning open plan kitchen/ dining / family room having French doors leading to the courtyard, single glazed sash style window, recess spotlighting, opening to the sitting room, contemporary radiators.

The kitchen has a comprehensive range of floor and wall units, granite worktops, tiled splashback, electric oven, integrated full height Fridge, Freezer, dishwasher, microwave, larder style storage cupboard.

There is an additional integrated fridge and wine cooler. There is a central island with granite worktops, Belfast style sink and mixer tap, breakfast bar in addition to banquet seating with storage below.

## Sitting Room

A light and airy room having a double glazed lantern light, double glazed window to the side elevation and double glazed door to the courtyard, there is a media wall with space for a wall mounted television

## First Floor

Landing, storage cupboard with wall mounted gas boiler, double radiator

## Family Bathroom

White suite comprising low level WC, wall hung wash basin with mixer tap set on a vanity unit, freestanding roll top bath with claw feet and mixer tap with shower attachment, single glazed sash style window to the side elevation

## Shower Room

Modern white suite comprising of a his and hers wall hung wash hand basin with mixer tap on a vanity unit with low level WC, storage cupboard with plumbing for washer, towel radiator, extractor, shower cubicle with tiled surround

## Bedroom 2

19'8" max x 16'6" max

Front facing having a bay window with three single glazed sash style windows, ornate feature fire, fitted storage to two alcoves, interconnecting door to bedroom 5

## Bedroom 3

14'0" x 15'3"

Rear facing, two single glazed sash window, ornate feature fire, radiator

## Bedroom 4

12'1" x 17'8"

Rear facing, double radiator, two single glazed sash style windows

## Bedroom 5

9'6" max x 14'1" max

Front facing, radiator, single glazed sash style window

## Second Floor

### Landing

## Bedroom 1

20'0" max x 14'10" max

The master bedroom has a bay window to the front elevation enjoying stunning views over Ashbrooke cricket club and beyond, window seat with storage below, radiator, opening to:

## En Suite

13'4" max x 18'10" max

White suite comprising low level WC, his and hers wall hung wash basin with mixer tap set on a storage unit, original freestanding bath with claw feet, radiator, ornate feature fire with gas fire, radiator

## Bedroom 6 / Dressing Room

11'11" max x 9'11" max

Velux style window, radiator

## Bedroom 7

17'6" max x 7'8" max

T-fall roof in part, skylight, storage under the eaves

## WC

Low level WC

## Lower Ground Floor

Inner Hall with Storage cupboard, leading to:

## Reception Room

14'8" x 15'8"

reduced head height, double glazed window to the front elevation, a versatile reception room.

## External

Externally there is a front garden with block paved pathway and patio area, artificial grass lawn whilst to the rear is a courtyard garden with patio area, artificial grass lawn with a lovely decking / seating area

## Garage

20'8" x 16'3"

Double garage accessed via electric roller shutter

## 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 XX. Any prospective purchaser should clarify this with their Solicitor

## COUNCIL TAX

The Council Tax Band is Band

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

