



MICHAEL HODGSON

estate agents & chartered surveyors

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## PEARETH GROVE, SUNDERLAND

Offers Over £450,000

We are delighted to welcome to the market this superb 4 bed extended semi detached house situated on the much sought after Peareth Grove in Seaburn that offers an exceptional position boasting convenient access to the sea front and its many beaches, walks and attractions in addition to an array of bars, restaurants and cafes. The property offers generous living accommodation benefitting from contemporary decor, a lovely kitchen and bathroom and briefly comprises of: Entrance Vestibule, Inner Hall, WC, Living Room, Dining Room, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 4 Bedrooms and a bathroom. There is the added benefit of a superb roof terrace overlooking the rear garden and beyond accessed from the landing. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely south facing garden having a paved patio area and lawn. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Much Sought After  
Location

Viewing Advised

EPC Register:



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### Entrance Vestibule

Tiled floor, leading to:

### Inner Hall

Radiator, stairs to the first floor

### Living Room

15'0" x 13'10"

The living room has a double glazed bay window to the front elevation, multi fuel stove set on a tiled hearth, radiator, opening to the dining room

### Dining Room

13'11" x 15'8"

The dining room has a double glazed bay window to the rear elevation, wood floor, ornate fireplace

### Kitchen / Breakfast Room

16'10" x 9'1"

The kitchen has a range of floor and wall units, plumbed for washer, stainless steel sink and mixer tap, radiator, breakfast bar, double glazed window

### Utility

13'10" max x 8'1"

Floor and wall units, wall mounted gas central heated boiler, plumbed for washer, double glazed window, double glazed french doors to the rear garden, intergrated fridge, freezer

### WC

Low level WC, wash hand basin with mixer tap, double glazed window, tiled floor with under floor heating

### First Floor

landing

### Sun Terrace

There is the added benefit of a super roof terrace overlooking the rear garden and beyond accessed from the landing

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, 2 double glazed windows, bath with shower over, recessed spot lighting, loft access

### Bedroom 1

13'1" x 15'5"

Front facing, double glazed bay window, radiator

### Bedroom 2

13'6" x 5'7" to the bay

Rear facing, double glazed bay window, radiator in bay

### Bedroom 3

17'1" x 10'0"

Front facing, double glazed window, radiator

### Bedroom 4

8'3" x 9'10"

Front facing, double glazed bay window, radiator

### Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely south facing garden having a paved patio area and lawn

### Garage

Attached single garage accessed via an electric roller shutter, front facing, french doors leading to a large private terrace that is south facing

### COUNCIL TAX

The Council Tax Band is Band D

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 948 years from 13th May 1935 . 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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