



MICHAEL HODGSON

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estate agents & chartered surveyors



SEAFORTH ROAD, SUNDERLAND

£235,000

An immaculately presented and extended 3 bedroomed semi detached house situated on Seaforth Road in Humbledon commanding a superb location and must be viewed to be fully appreciated. The property has been meticulously extended and improved by the current owners and is decorated to a contemporary standard throughout with many extras of note. Humbledon offers an excellent commuting location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre and the A19. The living space briefly comprises of: Entrance Hall, Living Room / Dining Room, Kitchen, Conservatory and to the First Floor 2 Bedrooms, Family Bathroom and to the Second Floor, Landing, Bedroom and an En Suite. Externally there is a front garden and a driveway leading to the the house and a garage and to the rear is a lovely garden having a generous paved patio area, lawn and well stocked borders. Viewing is highly recommended to fully appreciate the space and home on offer.

Semi Detached House

3 Bedrooms

Living / Dining Room

Conservatory

Kitchen

Bathroom & En Suite

Garage & Gardens

EPC Rating: D

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Entrance Hall

The entrance hall has recessed spot lighting, radiator, cupboard under the stairs with wall mounted gas central heated boiler, stairs to the first floor.

Living Room / Dining Room

26'10" max x 13'7" max

The living room / dining room spans the full length of the house having a double glazed bay window to the front elevation, media wall with inset electric fire, 2 radiators, double glazed French doors to the conservatory.

Garden Room

10'1" x 9'5"

Range of double glazed windows and double glazed french doors to the garden, radiator

Kitchen

15'0" x 7'8"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, breakfast bar, electric hob with extractor over, integrated fridge, freezer, plumbed for washer, integrated microwave, electric oven, double glazed window, recessed spot lighting, radiator, door to the garden.

First Floor

Landing, recessed spot lighting, double glazed window

Bedroom 1

10'3" x 13'6" to the bay

Front facing, double glazed bay window, radiator, full range of fitted wardrobes.

Bedroom 2

12'5" max x 11'2" max

Rear facing, double glazed window, radiator, range of fitted wardrobes, storage cupboard

Bathroom

Panelled bath with electric shower over, 2 double glazed windows to the rear, wash hand basin, low level WC, heated towel rail, spot lights and extractor fan.

Study Area

7'6" x 7'11"

Double glazed window, radiator, stairs leading to the second floor and Bedroom 1

Bedroom 3

13'8" max x 14'1" max

3 Velux style windows, full range of fitted wardrobes, storage in the eaves.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a storage unit, corner shower cubicle with tiled splashback, extractor, Velux style window, tiled floor

Externally

Externally there is a front garden and a driveway leading to the the house and a garage and to the rear is a lovely garden having a generous paved patio area, lawn and well stocked borders.

Garage

attached single garage

COUNCIL TAX

The Council Tax Band is Band C

TENURE

We are advised by the Vendors that the property 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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