



MICHAEL HODGSON

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estate agents & chartered surveyors



BELFORD ROAD, SUNDERLAND

£725,000

We are delighted to bring to the market this superb 4 bed detached home that commands a sought after location within the Ashbrooke conservation area on Belford Road. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This unique designed property offers a discerning purchaser an interesting layout having the possibility of a ground floor annex plus many extras of note including generous yet versatile living accommodation briefly comprising of; Entrance Hall, Living / Dining Room, Bar, Kitchen / Dining Room, WC, Utility, Living Room / Second Kitchen, Family / Sitting Room, WC, Bedroom 4 with En Suite and to the First Floor, Landing, 3 Bedrooms, Dressing Area and En Suite to Bedroom 1 and an En Suite WC to Bedroom 2, Family Bathroom. There is a loft space access from ladders on the landing providing 2 Rooms, a store room and WC. Externally the property is set on an extensive garden plot having a front gated driveway with the garden stocked with an abundance of mature plants, trees and shrubs in addition to a decking area to the rear of the house, a covered pergola with electrics and a generous lawn. There is the added benefit if a second driveway from Belford Road that leads to the detached garage that has a double garage space for two cars and a rear room that is used as a home gymnasium. Viewing of this impressive home is highly recommended to appreciate the space and home on offer.

Detached House	4 Bedrooms
Living / Dining Room	Kitchen / Dining Room
Second Living Room & Kitchen	Bathroom & 2 En Suites
Superb Plot & Double Garage	EPC Rating: D

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Entrance Hall

A generous entrance hall having a Wood strip floor, impressive stair case to the first floor, radiator

WC/Cloaks Room

Suite comprising of a Low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, three double glazed windows.

Living Room / Dining Room

14'0" max x 34'11" max

A light and airy living / dining room having two Large double glazed windows overlooking the rear garden, three radiators, brick feature fireplace with multi fuel stove, wood strip floor, double glazed french door to the garden, secret door to bar area.

Bar / Study

13'4" max x 8'2" max

A superb bar room having a laminate floor, double glazed French doors to the garden

Currently used as a bar but could be used as a home office / study

Kitchen/Breakfast Area

13'6" max x 23'0" max

The kitchen has a Range of floor and wall units, sink and drainer with mixer tap, electric hob, integrated microwave, radiator, tiled floor, double glazed French doors to the side, two electric ovens, electric hob, wine fridge, granite worktops

Utility

7'4" max x 10'8"

Plumbed for washer and dryer, 2 wall mounted gas central heated boilers.

Living Room / Kitchen

15'6" x 25'4"

A fantastic open plan living room / kitchen having a Laminate floor, two radiators, double glazed windows overlooking, door access to the front, the kitchen has a range of floor and wall units with splash backs incorporating an electric oven and hob with overhead extractor, central island with storage and a quality contrasting sink and drainer with mixer tap, integrated fridge freezer,

Family / Sitting Room

28'6" x 18'1"

A versatile reception room having a wall of double glazed windows incorporating patio and access doors to the garden, laminate flooring, two radiators, media wall with modern electric fire and space for a wall mounted television

Bedroom 4

15'5" x 13'5"

Ground floor 4th bedroom, Double glazed window, radiator.

En Suite

Wet room shower room having a walk in shower, low level WC, wash hand basin with mixer tap, radiator.

WC

Low level WC, radiator, pedestal basin, storage cupboard, radiator.

First Floor

Landing, large double glazed window, ladder access to the loft rooms

Bedroom 1

13'1" x 17'1"

Double glazed window, radiator, opening to

Dressing Area

7'4" x 7'11"

Two sets of fitted wardrobes, access to the en suite

En Suite

Suite comprising of a his and hers wash hand basin with mixer taps sat on a vanity unit, walk in shower, freestanding bath with mixer tap, chrome towel radiator, dressing area, double glazed window.

Bedroom 2

14'0" x 11'3"

Rear facing, Double glazed window, radiator.

WC En Suite

Low level WC, wash hand basin with mixer tap, recessed spot lighting radiator plus towel radiator

Bedroom 3

13'5" x 10'2"

Rear facing, Double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, freestanding bath with mixer tap, double glazed window, shower with electric shower, tiled floor, chrome towel radiator, double glazed window.

Loft Room 1

14'11" x 11'6"

Double glazed window, radiator

Loft Room 2

16'3" max x 11'0" max

T-fall roof in part, veils style window, radiator, storage under eaves, breakfast bar area used as a hobby space / study area

Loft Room 3

7'10" x 12'6"

Store room with access to the WC, radiator

Loft Room WC

Low level WC, wash hand basin with mixer tap set on a vanity unit.

Externally

Externally the property is set on an extensive garden plot having a front gated driveway with the garden stocked with an abundance of mature plants, trees and shrubs in addition to a decking area to the rear of the house, a covered pergola with electrics and a generous lawn. There is the added benefit if a second driveway from Belford Road that leads to the detached garage that has a double garage space for two cars and a rear room that is used as a home gymnasium.

Detached Double Garage

15'10" x 17'6"

Detached double garage with an additional space to the rear used as a home gymnasium and WC.

Gym area 4.86 x 5.14

The garage previously had planning passed, that have now lapsed for the conversion of existing garage/workshop and erection of a first floor extension to create 2no bedroomed residential dwelling and associated external works. The Sunderland City Council reference is 16/02288/FUL

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

Solar Panels

There are solar panels to one of the roof spaces that were purchased by the current vendor

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

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