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SIDE CLIFF ROAD, SUNDERLAND £425,000

We welcome to the market this stunning 4 bed mid terraced house situated on the much sought after Side Cliff Road in Roker commanding a convenient location within walking distance for the sea front, its beaches, Roker Park, coastal walks and attractions as well as shops, bars and cafes. Internally the property boasts many period features and charm whilst benefiting from stylish decor plus many extras of note. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting / TV Room, Kitchen, Dining Area, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and a WC. Externally there is a front forecourt with block paved pathways with an artificial grass lawn and a rear courtyard having a paved patio, raised borders, artificial grass lawn and accessed via an electric roller shutter. There is the added benefit of a storage cupboard. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House

4 Bedrooms

Living Room

Sitting / TV Room

Kitchen & Dining Area

Stunning Property

Viewing Advised

EPC Rating: TBC



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Entrance Vestibule

Leading to the inner hall

Inner Hall

The inner hall has a lovely mosaic tiled floor, radiator with cover, cupboard under the stairs.

Living Room

17'8" to the bay x 15'8"

The living room has a bay window to the front elevation incorporating 4 timber framed double glazed sash style windows, ornate feature fire with gas fire, ornate ceiling, double radiator.

Sitting Room / Dining Room

14'10" x 13'11"

Formerly the dining room this room is currently used as a TV / Cinema room having a double radiator, ornate feature fireplace with gas fire., there are surround sound speakers and a cinema / TV screen

Kitchen

10'5" x 15'11"

The kitchen has a range of floor and wall units, tiled floor, space for a free standing American style fridge freezer, granite worktops, integrated dishwasher, gas hob, stainless steel sink and drainer with mixer tap, 2 electric ovens, recessed spot lighting, opening to the dining area.

Dining Area

8'11" x 12'2"

A light and Airey dining area having a pitched roof incorporating a velux style window, Tiled floor, bi folding doors leading to the rear yard.

Utility

7'5" x 10'5"

Range of floor and wall units, stainless steel sink and drainer with mixer tap plumbed for washer and dryer, double glazed window, door to the rear yard, double radiator, tiled floor.

WC

Low level WC, two double glazed windows, wash hand basin with mixer tap sat on a vanity unit, tiled floor, wall mounted gas central heating boiler.

First Floor

Landing, storage cupboard.

Bedroom 1

13'5" max x 14'9"

Front facing, ornate feature fireplace with tiled hearth, 2 timber framed double glazed sash style windows.

Bedroom 2

13'3" x 14'9"

Rear facing, 2 double glazed windows, ornate feature fire, 2 fitted wardrobes to the alcoves.

Bedroom 3

12'6" max x 10'6" max

Side facing, double glazed window, double radiator.

Bedroom 4

11'2" x 9'1"

Front facing, double glazed window, timber framed double glazed sash style window.

WC

Low level WC, wash hand basin with mixer tap, double radiator, tiled splashback, double glazed window.

Bathroom

White suite comprising of a wash hand basin with mixer tap sat on a wall hung vanity unit, shower with rainfall style shower, bath with mixer tap, tiled walls and floors with inset mirror, extractor, recessed spot lighting, double glazed window.

Externally

Externally there is a front forecourt with block paved pathways with an

artificial grass lawn and a rear courtyard having a paved patio, raised borders, artificial grass lawn and accessed via an electric roller shutter. There is the added benefit of a storage cupboard.

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 D.

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

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