



MICHAEL HODGSON

estate agents & chartered surveyors





## ST. GEORGES TERRACE, SUNDERLAND

£325,000

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An exciting opportunity to purchase a large 4 bed, 4 bath terraced house situated on St Georges Terrace in Roker offering a unique opportunity to have the input into the design and aesthetics of the property by way of choosing the décor, en suite bathrooms, kitchen, floor coverings etc. St George's Terrace offers a superb location providing easy access to the sea front, its beaches and attractions as well as excellent transport links to Sunderland City Centre and beyond. The property itself is arranged over 3 floors and boasts generous living space briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing, 3 Bedrooms with 3 En Suites and to the Second Floor, Landing, 4th Bedroom with En Suite. Externally there is a front garden and to the rear a yard providing off street parking. Viewing is highly recommended to appreciate the property and potential on offer. Further details upon request.

Terraced House

4 Bedrooms

Living Room

Kitchen / Breakfast Room

Huge Opportunity

4 En Suites

Dining Room

EPC Rating: TBC

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Entrance Hall  
Stairs leading to the first floor and the ground floor accomodation.

Living Room  
18'8" to bay x 16'8"  
The living room has bay window to the front elevation

Dining Room  
16'5" x 13'0"  
Rear facing, double glazed window

Kitchen / Breakfast Room  
10'10" x 17'10"  
Kitchen etc to be agreed and confirmed.

First Floor  
Landing

Bedroom 1  
23'9" x 16'4" to bay  
Front facing, two bay windows encorporating three double glazed windows

En Suite  
to be confirmed

Bedroom 2  
16'4" x 12'8"  
Rear facing, double glazed window

En Suite  
to be confirmed

Bedroom 3  
11'0" x 28'8"  
Rear and side facing, three double glazed windows

En Suite  
to be confirmed

Second Floor  
Landing

Bedroom 4  
20'11" x 18'4"  
T fall roof in part, two velux style windows

En Suite  
to be confirmed

Externally  
Externally there is a front garden and rear yard

AGENTSNOTE  
Please note that the design, specification and finish of the property will need to be discussed and agreed between the vendor and buyer direct.

# M I C H A E L   H O D G S O N

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