



MICHAEL HODGSON

estate agents & chartered surveyors

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# NORTH VIEW, SUNDERLAND £365,000

An immaculately presented and imposing 3 bedroomed semi detached house situated on North View in Castletown offering superb location, providing easy access to the A1231, A19 in addition to local shops, schools and amenities. The property benefits from generous and versatile living space boasting contemporary décor, a superb kitchen, bespoke luxury bathroom suite and many extras of note. The accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. The property is set on a generous garden plot being accessed via an electric gated entry opening to a large driveway area for parking in addition to a generous lawn, raised paved patio/ barbeque area and a detached wooden garden room. Viewing of this stunning family residence is unreservedly recommended to fully appreciate the space, home and appointment on offer.

Semi Detached House	3 Bedrooms
Living Room	Dining Room
Kitchen / Breakfast Room	Generous Gardens
Viewing Advised	EPC Rating: C



# NORTH VIEW, SUNDERLAND

## £365,000

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Entrance Porch  
Tiled floor, vaulted style ceiling incorporating two velux style windows

Inner Hall  
Wood strip floor, stairs to the first floor

Living Room  
21'4" x 14'0"  
The living room has a wood strip floor, feature fireplace with multi fuel stove, double glazed window, double glazed french doors leading to:

Conservatory  
28'5" x 15'8"  
The conservatory has a full range of double glazed windows, radiator, double glazed French doors leading to the garden, Tiled floor, radiator

Dining Room  
15'11" x 21'0"  
Two double glazed windows, wood stripped floor, feature fireplace with multi fuel fire, double glazed window, double glazed patio doors to the conservatory

Kitchen / Breakfast Room  
8'5" x 21'4"  
The kitchen has a range of floor and wall units, granite worktops, Belfast sink with mixer tap, range cooker, two double glazed windows, tiled floor, glass display cabinets, recessed spot lighting, velux style window, radiator

Side Porch  
Double glazed window, alarm control panel, door to the garden

Utility  
Plumbed for washer and dryer, double glazed window, floor units with granite worktops, tiled floor, recessed spot lighting

WC  
Low level white suite, double glazed window, tiled floor, wash hand basin with mixer tap set on a vanity unit

First Floor  
Landing, radiator

Bedroom 1  
14'8" x 19'7"  
Two double glazed windows, range of fitted wardrobes, matching dresser and drawers, radiator

Bedroom 2  
17'0" x 8'1"  
Double glazed window, radiator

Bedroom 3  
16'6" x 7'8"  
Double glazed window, radiator

Bathroom  
Luxury white suite comprising low level wc, his and hers wash hand basin with mixer tap set on a vanity unit, corner shower with rain fall style shower head and an additional shower attachment, bath with mixer tap and shower attachment, double glazed window, tiled walls and floor, cupboard with wall mounted gas boiler, recessed spot lighting, radiator

Externally  
The property is set on a generous garden plot being accessed via an electric gated entry opening to a large driveway area for parking in addition to a generous lawn, raised paved patio/ barbeque area and a detached wooden garden room.

Garden Room  
17'2" x 8'6"  
Garden room with Bi folding doors currently used as a ?

Garage  
garage accessed via an electric roller shutter.

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# M I C H A E L   H O D G S O N

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