



MICHAEL HODGSON

estate agents & chartered surveyors

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AYLESFORD MEWS, SUNDERLAND £260,000

A larger style 5 bedroomed modern terraced house situated on Aylesford Mews which is a much sought after location commanding easy access to local shops, schools and amenities in addition to Sunderland City Centre being a short car journey away. The property benefits from spacious yet versatile living space arranged over 3 floors briefly comprising of: Entrance Hall, WC / Cloaks, Kitchen / Breakfast Room, Utility, Dining / Sitting Room to the First Floor, Landing, Living Room, 5th Bedroom / Study, Bedroom and an En Suite and to the Second Floor, Master Bedroom with En Suite, Family Bathroom, and Two additional bedrooms. Externally there is a front garden and to the rear there is a lawned garden and decking area. There is a garage in a separate block. There is **NO ONWARD CHAIN INVOLVED** with the sale of the property. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Terraced House

5 Bedrooms

Over Three Floors

Bathroom & 2 En Suites

2 Reception Rooms

Kitchen / Breakfast Room

Garage & Gardens

Epc Energy Rating: C



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ENTRANCE VESTIBULE

Alarm control panel, radiator.

WC/CLOAKS

White suite comprising low level wc, pedestal basin with tiled splashback, double glazed window, extractor.

INNER HALL

Radiator, wood strip floor, cupboard under stairs, stairs to first floor.

SITTING/RECEPTION ROOM

13'3" x 10'7"

Wood strip floor, double glazed bay window to front elevation, coving to ceiling, double radiator

KITCHEN/DINING ROOM

10'6" x 16'6"

The kitchen is fitted with a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, gas hob with stainless steel extractor over, wine rack, integrated fridge and dishwasher, double radiator, tiled floor, double glazed patio door to the garden, recessed spot lighting.

UTILITY

6'5" x 6'8"

Floor and wall units, plumbed for washer, wall mounted gas central heating boiler, door to rear, radiator, tiled floor.

FIRST FLOOR

Landing, double glazed window to rear elevation, radiator, storage cupboard.

BEDROOM 5 / STUDY

9'9" x 10'8"

Double glazed patio door leading to Juliet balcony, wood strip door, double radiator, fully equipped study with fitted desk and storage cupboards, glass display cabinet.

BEDROOM 2

12'7" x 9'11"

Front facing, double glazed window, radiator.

ENSUITE

White suite comprising low level wc, pedestal basin, double shower with tiled surround, radiator, extractor.

LIVING ROOM

23'7" max x 12'8" max

A generous living room having 2 double glazed windows, radiator, coving to ceiling.

SECOND FLOOR

Landing, loft access, storage cupboard.

FAMILY BATHROOM

White suite comprising low level wc, pedestal basin, bath with tiled surround, double glazed window, radiator.

BEDROOM 1

13'1" x 15'1"

Front facing, two double glazed windows, wood strip floor, two radiators, loft access.

ENSUITE

White site comprising low level wc, pedestal basin, shower with tiled surround, partially tiled walls, radiator, double glazed window, extractor.

BEDROOM 3

10'7" x 14'8"

Rear facing, double glazed window, radiator.

BEDROOM 4

9'10" x 13'0"

Front facing, double glazed window, radiator.

EXTERNALLY

Externally there is a front garden and to the rear there is a lawned garden and decking area.

GARAGE

Single garage in separate block.

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

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