



MICHAEL HODGSON

estate agents & chartered surveyors

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## UNDERHILL ROAD, SUNDERLAND

£1,100,000

We are delighted to welcome to the market this exceptionally rare to the market opportunity comprising of a substantial detached family house nestled in a stunning location off Underhill Road in Cleaton Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property must be viewed to be fully appreciated. The property offers huge potential and internally briefly composes of: Entrance Porch, Living Room, Dining Room, Kitchen / Breakfast Room, Side Porch, Utility, Shower Room, Study, Ground Floor 4th Bedroom and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally the property is access via a shared driveway from Underhill Road and is set on a generous mature garden stocked with an abundance of plants, trees and shrubs, a lovely block paved patio area and extensive lawns in addition to a sweeping driveway leading to a detached triple garage with an attached conservatory/potting shed. The gardens provide a high degree of seclusion and privacy to a discerning purchaser. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this superb home is unreservedly recommended to fully appreciate the space, home, location and potential on offer.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Huge Potential

Stunning Gardens

EPC Rating: D



UNDERHILL ROAD, SUNDERLAND  
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Entrance Porch  
Radiator, leading to:

Living Room  
16'1" x 22'2"  
The living room has a double glazed window to the front elevation, double radiator, spiralled staircase to the first floor

Dining Room  
14'6" x 16'4"  
The dining room has a double glazed window to the front and side elevation, brick fireplace, double radiator

Kitchen / Breakfast Room  
13'5" x 22'6"  
The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double oven, electric hob with extractor over, integrated fridge, freezer, double glazed French doors to the side garden, radiator

Rear Passage  
Door to rear garden

Sitting Room  
15'0" x 12'2"  
A versatile reception room having two double glazed window, double radiator

Utility  
6'10" x 13'3"  
Range of floor and wall units, stainless steel sink and drainer, wall mounted gas boiler

Shower Room  
Suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, double glazed window, recess spot lighting, shower cubicle, double radiator, chrome towel radiator

Bedroom 4  
15'8" x 18'8"  
Ground floor bedroom having a double glazed window and double glazed French doors leading to the garden, double radiator, two recessed wardrobes

Study Area  
13'1" x 10'0"  
Double glazed window, double radiator

First Floor  
Landing, double glazed window

Bedroom 1  
13'3" x 15'11"  
Front facing, double glazed window, range of fitted wardrobes

Bedroom 2  
14'1" x 16'2"  
Two double glazed window, two recessed wardrobes, radiator

Bedroom 3  
12'4" x 14'2"  
Side facing, Double glazed window, radiator

Bathroom  
Suite comprising low level WC, wash hand basin on vanity unit, double glazed window, double radiator, shower cubicle with tiled surround, bath with mixer tap, double radiator

External  
Externally the property is access via a shared driveway from Underhill Road and is set on a generous mature garden stocked with an abundance of plants, trees and shrubs, a lovely block paved patio area and extensive lawns in addition to a sweeping driveway leading to a detached triple garage with an attached conservatory/potting shed.

Potting Shed / Conservatory  
18'7" x 11'1"  
A super potting shed / conservatory having a tiled floor, range of double glazed windows, door access to the garage

Triple Garage  
30'1" x 22'4"  
A triple garage accessed via two up and over electric garage doors

FREE VALUATIONS  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

