



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

estate agents & chartered surveyors



MICHAEL HODGS
Estate agents & chartered surveyors

SUNNISIDE TERRACE, SUNDERLAND £625,000

An exciting and rare opportunity to purchase a substantial 4/5 bed detached house situated on Sunnyside Terrace in Cleadon Village boasting a superb and much sought after location providing easy access to the regions towns and cities as well as local shops, schools and amenities. The spacious yet versatile living space briefly comprises of: Entrance Hall, Shower Room, Kitchen, Utility, Dining Room & Living Room. To the first floor there are 4 Bedrooms, Study/ Bedroom, Bathroom & WC. Externally the property has a front paved courtyard area whilst to the rear of the property is a generous garden with lawn and an array of trees, bushes and plants, an additional lawn area, garden shed, green house and a lovely outdoor swimming pool and a double garage. Viewing of this superb family residence is recommended.

Detached House

4/5 Bedrooms

Rare Oppourtunity

Living Room & Dining Room

Kitchen & Utility

Garage & Gardens

Viewing Highly Recommended

EPC Rating: D



SUNNISIDE TERRACE, SUNDERLAND

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Entrance Hall

The Entrance Hall has stairs to the first floor, cupboard under the stairs, radiator, door to garage

Living Room

The Living Room has a large double glazed window to the rear elevation, double glazed window to the side elevation and double glazed French doors, feature fire place, coving to the ceiling, radiator

Dining Room

17'3" to bay x 14'3" max

The dining room has a double glazed window to the side elevation and a double glazed bay window to the rear elevation, coving to ceiling, radiator

Kitchen

9'11" max x 10'5" max

The kitchen has a range of wall and floor units, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven, gas hob with extractor over, serving hatch, double glazed window, radiator, breakfast bar, space for dishwasher, space for fridge.

Utility

8'7" max x 10'0" max

The Utility has a range of floor and wall units, sink and drainer with mixer tap, plumbed for washer, two double glazed windows, wall mounted gas boiler, door to the side, radiator, storage cupboard

Shower Room

Suite comprising low level wc, pedestal basin, walk in style shower, towel radiator, double glazed window

First Floor

Landing, double glazed window

Bathroom

Suite comprising bath, pedestal basin, corner shower, double glazed window, recess spot lighting, loft access, radiator

WC

Low level WC

Bedroom 1

17'10" max x 14'1"

Having two double glazed windows, radiator, storage cupboard and fitted wardrobes

Bedroom 2

11'10" max x 9'10" max

Double glazed window, radiator

Bedroom 3

8'6" x 10'2"

Double glazed window, radiator

Bedroom 4

7'7" x 14'1"

Double glazed window, radiator

Bedroom / Study

8'10" x 6'10"

Double glazed window, radiator

External

Externally the property has a front paved courtyard area whilst to the rear of the property is a generous garden with lawn and an array of trees, bushes and plants, an additional lawn area, garden shed, green house and a lovely outdoor swimming pool heated via an outdoor gas boiler.

Garage

Double garage accessed via two electric roller shutters

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