



MICHAEL HODGSON

estate agents & chartered surveyors

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## THE VILLAGE, SUNDERLAND

£285,000

A exciting opportunity to purchase this Grade II listed semi detached house on The Village in the heart of Ryhope village located close to local shops, schools and amenities as well as having road links Sunderland City Centre. This semi detached property offers generous living space briefly comprising of Entrance Porch, Living Room/ Dining Room, Kitchen, Inner Hall, Sitting Room/ Reception Room, WC. To the First Floor 4 Bedrooms one with En Suite and a Family Bathroom. To the Second Floor there is a loft Room & Shower Room. Externally the property has a lawned front garden and to the rear a paved garden with access to the detached garage. This property must be viewed to appreciate the home and property on offer.

Semi Detached

4 Bedrooms

Living/ Dining Room

Bathroom & En Suite

Sitting Room / Reception Room

Must Be Viewed

Grade II Listed

EPC Rating: D



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Entrance Porch  
Tiled floor, radiator

Living Room / Dining Room  
16'2" x 41'8"  
The Living Room/ Dining Room spans with full width of the property. The living area has a feature fireplace, sash style windows, 2 radiators and the dining area has two radiators, feature fireplace with gas fire, single glazed sash style window

Kitchen  
13'6" x 12'11"  
The kitchen has a range of floor units, wall mounted gas central heating boiler, sink, plumbed for washer, space for double oven, tiled floor with under floor heating, door to the rear, pantry/larder

Inner Hall  
Stairs to the first floor, radiator, storage cupboard

WC  
Low level wc, wash hand basin, radiator

Sitting Room / Bedroom 5  
9'10" x 18'9"  
Rear facing, radiator, this room could be used as a ground floor 5th bedroom if needed,

Cellar  
8'3" x 4'8" max  
Currently used for storage, accessed from the inner hall

First Floor  
Landing, radiator, stairs to second floor

Bathroom  
White suite comprising low level wc, pedestal basin, free standing bath, shower, towel radiator, tiled floor with under floor heating

Bedroom 1  
16'9" x 11'9"  
Front facing, radiator, opening to walk in wardrobe

En Suite  
White suite comprising low level wc, wash hand basin, shower, recessed spot lighting

Bedroom 2  
16'6" x 13'0"  
front facing, radiator, two storage cupboards, basin

Bedroom 3  
14'6" x 14'6"  
Rear facing, radiator, pedestal basin, two storage cupboards

Bedroom 4  
10'1" x 12'8"  
Front facing, radiator

Second Floor  
Landing, radiator, storage cupboard under eaves

Loft Room  
13'7" x 39'8"  
This Room has a T fall roof in part, two velux style windows. radiator

Shower Room  
Corner shower, low level wc, pedestal basin

Externally  
Front lawned garden, rear paved garden with access to garage

Detached Garage  
18'0" x 19'0" max

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

# 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)

