



MICHAEL HODGSON

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estate agents & chartered surveyors





## PRINCES GARDENS, SUNDERLAND

£395,000

We are delighted to welcome to the market this immaculately presented 3 / 4 bed semi detached house that commands a much sought after location on Princes Gardens being within walking distance of the sea front and its beaches, amenities, shops, bars and cafes. The property has been meticulously improved by the current owners offering contemporary and stylish decor, plus many extras of note that will not fail to impress all who view. Internally the living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Utility, WC, Ground Floor 4th Bedroom / Study and to the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front full width block paved driveway whilst to the rear is a lovely south facing garden with paved patio, lawn and access to the garage in addition to large electric gates providing access to the rear lane. Viewing of this exceptional family home is unreservedly recommended.

Semi Detached House	4 Bedrooms
Greatly Extended	Living Room
Kitchen / Dining Room	Sitting Room
Garage & Gardens	EPC Rating: D



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## Entrance Porch

Double glazed window, tiled floor leading to:

## Inner Hall

The inner hallway has a karndean floor, radiator, double glazed window, cupboard under stairs.

## Living Room

13'7" to bay x 13'3"

The Living Room has a double glazed bay window to the front elevation, radiator

## Kitchen/ Dining Room

24'11" x 8'5"

The Kitchen / Dining Room has a vaulted style ceiling with two velux windows, tiled floor, two radiators, double glazed window, double French doors leading to south facing rear garden.

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated dishwasher and microwave, Range cooker with extractor over, opening to the sitting room

## Sitting Room

13'1" x 12'1"

The sitting room has a radiator, brick fireplace with wood burning stove and tiled hearth.

## Utility

6'9" x 4'7"

The Utility has a range of floor and wall units, tiled floor, plumbed for washer and dryer, tiled floor.

## WC

Suite comprising low level wc, wall hung wash hand basin with tiled splashback and mixer tap, chrome towel radiator, tiled floor.

## 4th Bedroom/ Study

6'8" x 8'5"

Ground floor 4th bedroom or home office, a versatile room having a double glazed window, radiator.

## First Floor

Landing, double glazed window, loft access with loft ladders.

## Bedroom 1

11'8" x 9'4"

Front facing bedroom with double glazed window, radiator, range of fitted wardrobes.

## Bedroom 2

10'8" x 11'9"

Rear facing, double glazed window, range of fitted wardrobes with inset drawers and matching side tables.

## Bedroom 3

8'9" x 7'4"

Double glazed window, storage above the bed, built in wall storage, draws, desk and single wardrobe

## Bathroom

Suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, double glazed window, bath with shower over and tiled surround, tiled floor, recessed spot lighting, extractor, chrome towel radiator.

## Externally

Externally there is a front full width block paved driveway whilst to the rear is a lovely south facing garden with paved patio, lawn and access to the garage in addition to large electric gates providing access to the rear lane.

## Garage

14'0" x 18'6"

Garage accessed via electric roller shutter with a workshop area to the rear of the garage

## 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.

## 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

## COUNCIL TAX

The Council Tax Band is Band C

## TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1st August 1902. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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