



MICHAEL HODGSON

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estate agents & chartered surveyors



HAWTHORN TERRACE, SUNDERLAND

£475,000

An exciting opportunity to purchase a stunning greatly extended 4 bed semi detached house situated on Hawthorn Terrace on the much sought after and highly desirable location of South Bents boasting easy access to the sea front and its many beaches, amenities and attractions on this stunning coastline. The property itself has been meticulously improved, extended and modernised by the current owner to an exceptional standard that will not fail to impress all who view. The property benefits from stylish decor, superb kitchen / dining / family room and many extras of note. The generous living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom in addition to a Dressing Area and En Suite to Bedroom 1. Externally there is a front garden and double width driveway leading to the house and garage whilst to the rear a lovely lawned garden with stocked borders and patio area. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

4 Bedrooms

Kitchen / Dining / Family Room

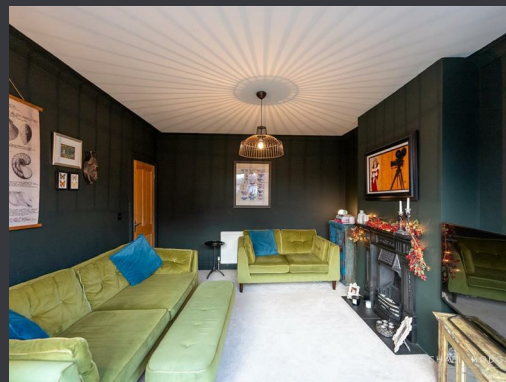
Freehold | Council Tax Band: D

Greatly Extended

Living Room

Bathroom & En Suite

EPC Rating: E



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Entrance Porch

Tiled floor, leading to:

Inner Hall

the inner hallway has a tiled floor, radiator, stairs to the first floor

Living Room

16'0" to bay x 12'4"

The living room has a double glazed bay window to the front elevation, ornate feature fire, radiator

Kitchen / Dining / Family

26'10" max x 17'3" max

An open plan kitchen / dining / family room having double glazed doors to the rear garden, double glazed window, skylight, two radiators, laminate floor.

The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, range cooker with extractor over, integrated dishwasher, fridge

Utility

9'6" x 6'2"

Range of floor and wall units, plumbed for washer and dryer, door to the garden, extractor, double glazed window

WC

Low level WC, tiled floor, extractor, wash hand basin with mixer tap set on a vanity unit

First Floor

A spacious galleried landing that could be used in part as a study area, radiator, double glazed window to the rear elevation, loft with ladder access.

Bathroom

Suite comprising low level WC, two double glazed windows, radiator, pedestal basin, bath with shower over, radiator, recess spot lighting

Bedroom 1

9'1" x 16'0"

Front facing, double glazed window, radiator

Dressing Room

11'0" x 6'8"

Recess spot lighting

En Suite

White suite comprising low level WC, wall hung wash hand basin with mixer tap, walk in shower with rain fall shower head, two double glazed windows, tiled walls and floor, under floor heating, recess spot lighting, extractor

Bedroom 2

15'6" max x 10'1" max

Front facing double glazed window, double glazed bay window, full range of fitted wardrobes

Bedroom 3

12'11" x 10'0"

Rear facing, double glazed window, radiator

Bedroom 4

7'4" x 8'11"

Front facing, double glazed window, radiator

External

Externally there is a front garden and double width driveway leading to the house and garage whilst to the rear a lovely lawned garden with stocked borders and patio area.

Garage

Attached double garage accessed via and electric roller shutter, wall mounted gas boiler

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.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is Freehold. 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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