



MICHAEL HODGSON

estate agents & chartered surveyors

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## EAST BOLDON ROAD, SUNDERLAND

Offers Over £360,000

We are delighted to welcome to the market this superb greatly extended 4 bed semi detached house that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property itself is situated on East Boldon Road in Cleadon and commands an exceptional location for easy access to local shops, amenities as well as transport links to Sunderland, South Shields and further afield in addition to being within walking distance of East Boldon Metro Station. Internally the stylish accommodation benefits from many extras of note and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, En Suite and a Family Bathroom. Externally there is a front double width block paved driveway whilst to the rear there is a lovely garden with generous lawn, patio and raised decking area. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & En Suite

Garage & Gardens

Viewing Advised

EPC Rating:



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### Entrance Porch

Tiled floor, double glazed window, leading to:

### Inner Hall

Radiator, exposed wood floor, stairs to the first floor

### Living Room

14'2" max x 11'8"

The living room has a double glazed window to the front elevation, radiator, feature fire with gas fire, exposed wood floor, feature wood panelled wall to one wall.

### Kitchen / Breakfast / Family Room

24'6" max x 20'8" max

A lovely open plan kitchen / dining / family room having two double glazed window to the rear elevation, bi folding doors opening up to the rear garden, two radiators, exposed wood flooring, vaulted ceiling in part incorporating two velux style window.

The Kitchen has a comprehensive range of floor and wall units, breakfast bar, integrated fridge, freezer, microwave oven, double electric oven, 5 ring gas hob with extractor over, recess spot lighting to the kitchen area

### Utility

7'7" max x 11'0" max

The utility has a range of floor units, stainless steel sink and drainer with mixer tap, wall mounted gas boiler, radiator, double glazed window, tiled floor

### WC

Low level WC, wash hand basin with tiled splashback, tiled floor

### First Floor

#### Landing

### Bathroom

Modern white suite comprising low level WC, wall hung vanity with

wash hand basin with mixer tap and shower attachment, two double glazed windows, tiled walls and floor, walk in shower with rainfall style shower head and additional attachment, recess spot lighting

### Bedroom 1

13'4" max x 11'10" max

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

### En Suite

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, corner shower with rainfall style shutter head over and additional shower attachment, double glazed window, radiator, recess spot lighting, extractor, tiled floor

### Bedroom 2

11'3" x 10'11"

Rear facing, double glazed window, radiator, laminate floor

### Bedroom 3

14'6" x 9'5"

Double glazed window, radiator, laminate floor

### Bedroom 4

10'8" x 7'5"

Rear facing, double glazed window, radiator

### External

Externally there is a front double width block paved driveway whilst to the rear there is a lovely garden with generous lawn, patio and raised decking area.

### Garage

Accessed via an electric roller shutter

### 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 C

### TENURE

We are advised by the Vendors that the property is leasehold for a term of 125 years from 25/12/2001. 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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