



MICHAEL HODGSON

estate agents & chartered surveyors

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HYLTON BANK, SUNDERLAND

Offers Over £265,000

Introducing this stunning 3-bedroom semi-detached house, perfectly nestled on the sought-after Hylton Bank in South Hylton. From the moment you step foot inside, you'll be captivated by the exceptional features this property boasts.

Conveniently positioned, this home promises unrivalled accessibility to a plethora of local amenities, schools, shops, and the nearby Metro Station. You'll find yourself effortlessly connected to the bustling hubs of Sunderland City Centre and the A19, linking you effortlessly to surrounding areas. Prepare to be enchanted as the current owner has spared no expense in enhancing this delightful abode. Showcasing contemporary decor throughout, the elegant living spaces are sure to impress even the most discerning eye. Whether it's hosting unforgettable gatherings or simply relaxing in style, this home offers the perfect blend of comfort and sophistication.

Enter through the welcoming entrance hall, leading you into the spacious living room. Natural light pours in through windows illuminating the generous space. Indulge in the heart of the home, the kitchen, where culinary creations come to life effortlessly. Adjacent to the kitchen, an inviting conservatory awaits, offering an idyllic spot for relaxed evenings or an inspiring workspace.

Retreat upstairs to discover three beautifully presented bedrooms and a superb bathroom. The tasteful design and thoughtful layout create a serene haven for restful nights and rejuvenating mornings. Numerous extras enhance the overall ambiance, ensuring every occupant feels at ease and considered.

Outside, a front gated driveway welcomes you home. Immerse yourself in the enchanting rear garden, a true oasis of tranquility. From the attractive block paved patio area to the lawn, this outdoor haven offers endless possibilities for relaxation, play, or even alfresco dining. Additionally, two delightfully paved patio areas to the rear of the garden.

Semi Detached House

3 Bedrooms

Living Room

Conservatory

Kitchen

Garage & Gardens

Freehold | Council tax band:

EPC Rating: D

C



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Entrance Hall

The entrance hall has a Karndean flooring, oak handrail, balustrade with inset glass panels, exposed brick work, radiator, feature double glazed window to the front elevation

Living Room

12'9" max x 31'0" max

The living room spans the full depth of the house having a double glazed box bay window to the front elevation, two inset fireplaces, Karndean floors, box bay double glazed window to the rear elevation

Kitchen

16'9" max x 14'10" max

An L shaped kitchen has a range of floor and wall units, plumbed for washer and dryer, sink and drainer with mixer tap, Karndean floor, two electric ovens, integrated microwave, fridge and freezer, two double glazed window, recess spot lighting, gas hob with extractor over

Conservatory

12'10" x 13'5"

The conservatory has a range of double glazed windows and double glazed French doors opening to the rear garden, tiled floor

WC

Low level WC with inset wash hand basin and mixer tap, double glazed window, part tiled walls, Karndean floors, recess spot lighting, tiled floor, double glazed window to the side elevation

Bathroom

Modern white suite comprising low level WC and wash hand basin with mixer tap set in a vanity unit, freestanding bath with mixer tap and shower attachment, two double glazed windows, recess spot lighting, extractor, radiator, Karndean floor, walk in shower with rainfall style shower head and additional shower attachment

Bedroom 1

11'1" x 11'10"

Front facing, double glazed window, radiator, two recessed wardrobes

Bedroom 2

10'0" x 11'10"

Rear facing, double glazed window, radiator, two recessed wardrobes

Bedroom 3

9'1" x 6'11"

Front facing, double glazed window, radiator, Karndean floor, fitted wardrobes, radiator

External

Externally there is a front gated driveway and garden whilst to the rear is a lovely garden with block paved patio, lawn and to the rear garden two additional paved patio areas

Garage

Detached single 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 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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