



M I C H A E L H O D G S O N

estate agents & chartered surveyors



LEECHMERE ROAD, SUNDERLAND

£1,100 Per Month

This superb 5 bed semi detached house must be viewed to be fully appreciated situated on Leechmere Road and commands a much sought after location providing easy access to local shops, schools and amenities as well and Sunderland City Centre. The property benefits from Gas Central Heating, Double Glazing, lovely fitted kitchen with integrated appliances and many extras of note. The internal accommodation briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the first floor 5 Bedrooms and Bathroom. Externally there is a front lawn garden, paved patio and driveway leading to the garden whilst to the rear is a lovely garden with paved patio area.

Semi Detached House

5 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Garage & Gardens

Viewing Advised

EPC Rating: D



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Entrance Porch

Double glazed window, tiled floor, leading to;

Inner Hall

Laminate floor, radiator, stairs to the first floor, alarm control panel, cupboard under stairs.

Living Room

12'4" x 16'8"

The living room has a large double glazed window to the front elevation, radiator, recessed spot lighting, feature fireplace with gas fire, laminate flooring, opening to;

Dining Room

9'3" x 12'9"

Radiator, recessed spot lighting, double glazed french doors leading to the rear garden, laminate flooring.

Kitchen/Breakfast Room

16'8" max x 15'0" max

A lovely open plan kitchen/ breakfast room having 2 double glazed window, radiator, laminate floor, recessed spot lighting.

The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, gas hob with extractor over, integrated microwave, fridge and freezer, electric oven, plumbed for washer.

First Floor

Landing with storage cupboard..

Bedroom 1

11'10" x 14'8"

Front facing, large double glazed window, radiator, recessed spot lighting, laminate flooring

Bedroom 2

11'10" x 10'4"

Rear facing, double glazed window, radiator, recessed spot lighting, laminate flooring.

Bedroom 3

7'6" x 16'0"

Front facing, double glazed window, radiator, recessed spot lighting, laminate flooring.

Bedroom 4

7'4" x 11'1"

Rear facing, double glazed window, radiator, recessed spot lighting, laminate flooring.

Bedroom 5

6'11" x 8'8"

Front facing, double glazed window, radiator, laminate flooring.

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, corner shower, bath with mixer tap and shower attachment, two double glazed window, tiled walls and floor.

Garage

Attached single garage accessed via an electric roller shutter.

Externally

Externally there is a front lawn garden, paved patio and driveway leading to the garden whilst to the rear is a lovely garden with paved patio area.

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