



MICHAEL HODGSON

estate agents & chartered surveyors



WEST HILL, SUNDERLAND

£550,000

An imposing 4 bed detached house situated on the much sought after and popular cul-de-sac of West Hill in High Barnes which offers a superb location for local shops, schools and amenities as well as access to both the A19, Sunderland City Centre in addition to Sunderland Hospital and University. The property offers a superb opportunity to a discerning purchaser to acquire this lovely home. The property benefits from generous living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Conservatory, Utility, WC, Study / Office and to the First Floor: Landing, 4 Bedrooms, En Suite & dressing Room to the Master Bedroom and a Family Bathroom. Externally there is an electrically operated gated block paved driveway leading to the house and garage providing car standage for a number of cars and to the rear is a garden with a block paved patio, lawn area, decking area to the rear of the garden a detached double garage. Viewing is advised to appreciate the home and location on offer.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room &
Conservatory

Bathroom & En Suite

Gated Gardens & Double
Garage

EPC Rating: TBC



WEST HILL, SUNDERLAND

£550,000

Entrance Vestibule

Leading to the inner hall

Inner Hall

A grand entrance hall having a Tiled floor, radiator, impressive return staircase leading to the first floor

Living Room

24'2" to bay x 13'9"

The living room has 2 double glazed windows to the side elevation, a bay window to the rear elevation incorporating a double glazed door to the garden, 2 double glazed windows, ornate feature fire with gas fire

Dining Room

15'6" to the bay x 19'7"

A lovely dining room having a Bay window to the front elevation incorporating 3 double glazed windows, double glazed window to the rear elevation, ornate feature fire

Kitchen / Breakfast Room

18'0" x 11'8"

The kitchen has a range of floor and wall units, granite worktops, gas hobs with an extractor over, stainless steel sink with drainer and mixer tap, double glazed window to the side elevation, double electric oven, microwave oven, feature radiator, central island with draws in built dining table, opening to the conservatory.

Conservatory

14'9" x 12'3"

Range of double glazed window, radiator, laminate floor, double glazed french door to the garden

Utility

10'5" x 12'8"

Floor and Wall units, plumbed for washer, double glazed window, wall mounted gas central heating boiler, door to the rear garden, recessed spot lighting

WC

Low level WC, chrome towel radiator, double glazed window, wash hand basin with mixer tap

Office / Study

7'5" x 8'9"

A versatile room currently used as a home office / study, Double glazed window, tiled floor

First Floor

Galleried landing, radiator

Bathroom

White suite comprising of a low level WC, walk in shower with rainfall style shower head and an additional shower attachment, bath with mixer tap, wall hung wash hand basin with mixer tap, towel radiator, double glazed window, recessed spot lighting

Bedroom 1

12'5" x 17'10"

Front facing, double glazed window, radiator, walk in dressing room, ensuite

En Suite

White suite comprising of his and hers wash hand basins with mixer taps sat on vanity units, shower cubicle, low level WC, tiled walls and floor. double glazed window, radiator, extractor

Bedroom 2

14'1" x 11'1"

Rear facing, double glazed window, radiator

Bedroom 3

12'4" x 14'3"

Front facing, double glazed window, raditaor

Bedroom 4

6'7" x 8'8"

Rear facing, double glazed window, radiator

Externally

Externally there is an electrically operated gated block paved driveway leading to the house and garage providing car standage for a number of cars and to the rear is a garden with a block paved patio, lawn area, decking area to the rear of the garden a detached double garage.

Double Garage

21'10" x 22'7"

accessed via two roller shutters, double glazed window, double glazed door, currently as a snooker room. The loft is boarded as can be used as loft storage. The garage could be converted into a games room or granny flat if required, subject to planning.

COUNCIL TAX

The Council Tax Band is Band E

TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

