



MICHAEL HODGSON

estate agents & chartered surveyors

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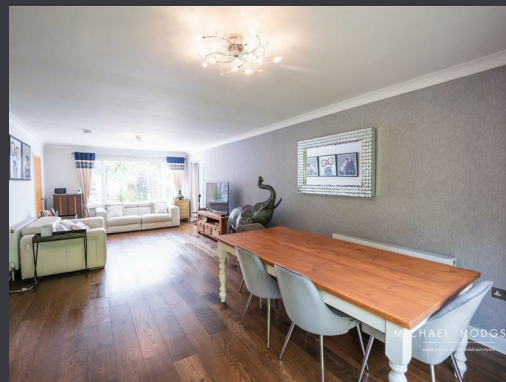


## SILKSWORTH ROAD, SUNDERLAND £475,000

We welcome to the market this superb 5 bed detached house situated on Silksworth Road in East Herrington which commands a much sought after and convenient location offering access to the A19, Doxford International Business Park, local shops, schools and amenities. The offers spacious living accommodation that will not fail to impress all who view briefly comprising of: Entrance Vestibule, Inner Hall, WC / Shower Room, Living Room, Kitchen / Dining Room, Utility, Sitting Room and to the First Floor, 5 Bedrooms, 2 En Suites and a Bathroom. Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a lawn, decking area and well stocked borders. Viewing of this fine home is highly recommended to fully appreciate the space, home and location on offer.

Detached House  
Living Room  
Sitting Room  
Garage & Gardens

5 Bedrooms  
Kitchen / Dining Room  
Bathroom & 2 En Suites  
EPC Rating: C



## SILKSWORTH ROAD, SUNDERLAND

£475,000

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### Entrance Vestibule

Radiator, cloak cupboard, double glazed window with wall mounted gas boiler.

### Inner Hall

radiator, stairs to first floor

### Living Room

15'8" x 12'8"

The living room has a double glazed window to the front elevation, wood strip floor, radiator, opening to:

### Kitchen / Dining Room

24'5" x 13'0"

Open plan kitchen / dining room having a double glazed window and double glazed French doors to the rear garden, wood strip floor, recess spot lighting.

The kitchen has a range of floor and wall units, granite worktops, stainless steel sink and mixer tap, two electric ovens, wine fridge, microwave oven, integrated fridge and dishwasher. There is a central breakfasting island with breakfast bar, storage and drawers and granite worktops

### Sitting Room

14'8" x 9'10"

A versatile room having a double glazed window to the front elevation, feature vaulted ceiling, two Velux style windows, Double glazed French doors to the rear, radiator

### WC / Shower Room

White suite comprising low level WC, shower with tiled surround and electric shower, double glazed window, recess spot lighting, wash hand basin with mixer tap set on a vanity unit

### Utility

8'2" x 10'11"

Range of floor and wall units, stainless steel sink and drainer with

mixer tap, plumbed for washer and dryer, tiled floor, double glazed window, double glazed door to the front and rear gardens

### First Floor

Landing, double glazed window, radiator, storage cupboard

### Bedroom 1

12'9" x 11'9"

Font facing, double glazed window, radiator and walk in wardrobe

### En Suite

White suite comprising low level WC, pedestal basin, shower cubicle with rainfall shower head, recess spot lighting, tiled floor, chrome towel radiator

### Bedroom 2

16'6" x 11'5"

Front facing, large double glazed window, walk in wardrobe

### En Suite

White suite comprising low level WC, wall mounted wash hand basin with mixer tap, shower with rainfall shower head and additional shower attachment, recess spot lighting, chrome towel radiator

### Bedroom 3

12'8" x 7'11"

Side facing, double glazed window, radiator, range of fitted wardrobes

### Bedroom 4

12'10" x 10'8"

Rear facing, double glazed window, radiator

### Bedroom 5

9'1" x 11'3"

Side facing, double glazed window, radiator

### Bathroom

Suite comprising low level WC, pedestal basin, bath with shower over, double glazed window, tiled floor, recess spot lighting, radiator

### External

Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a lawn, decking area and well stocked borders.

### Garage

Attached double garage accessed via electric roller door, electric charging point

### 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

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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