



MICHAEL HODGSON  
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## ROCK LODGE GARDENS, SUNDERLAND £385,000

This immaculately presented 3 bed detached house is situated on the much sought after and highly regarded Rock Lodge Gardens in the popular area of Roker which is close to the Sea Front and its stunning beaches, Roker Park, St Andrews Church, Sea Road Shops and amenities and well respected schools local schools. The property itself has been meticulously improved by the current owners and benefits from stylish contemporary decor, a superb kitchen and will not fail to impress all who view. The generous living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Side Hallway, WC, Reception Room or Ground Floor 4th Bedroom, Utility and to the First Floor, 3 Bedrooms and a bathroom. Externally there is a front garden and driveway leading to the garage whilst to the rear is a lovely multi levelled paved garden which enjoys partial sea views in the distance. Viewing of this lovely home is unreservedly recommended.



# ROCK LODGE GARDENS, SUNDERLAND

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## Entrance Porch

Double glazed window, tiled floor, storage cupboard, leading to:

## Inner Hall

Laminate floor, Oak balustrade and handrails to the staircase

## Living Room

12'4" x 15'6"

The living room has a double glazed bay window to the front elevation, recess spot lighting in part, inset modern electric fire, high level aerial and TV point, two contemporary radiators

## Kitchen / Dining Room

19'0" x 9'9"

The kitchen spans the full width of the house having a double glazed window and double glazed French doors leading to the rear garden, laminated floor, radiator.

The kitchen has a comprehensive range of floor and wall units, integrated dishwasher, quartz worktop, sink and mixer tap, electric oven, electric oven and integrated fridge, freezer and microwave

## Inner Hall

Laminate floor

## Office / Bedroom 4

8'2" x 18'1"

A versatile room that could be used as a ground floor bedroom or reception room, two double glazed windows, double glazed door to the rear garden, laminate floor, recess spot lighting, radiator

## WC

low level WC, wash hand basin set on a vanity unit, chrome towel radiator, recess spot lighting

## Utility Area

8'10" x 7'5"

The utility has been formed Using part of the garage, plumed for washer and dryer, wall mounted gas boiler

## First Floor

Landing, laminate floor, recess spot lighting, loft access, double glazed door to the side elevation, storage cupboard

## Bedroom 1

12'2" x 12'2"

Front facing, laminate floor, radiator, recessed fitted wardrobes

## Bedroom 2

9'9" x 12'2"

Rear facing, double glazed window, radiator, recessed wardrobe, laminate floor, recessed spot lighting

## Bedroom 3

8'9" x 8'0"

Front facing, double glazed window, radiator, laminate floor, recess spot lighting

## Bathroom

White suite comprising low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, bath with shower over, chrome towel radiator, double glazed window

## External

Externally there is a front garden and driveway leading to the garage whilst to the rear is a lovely multi levelled paved garden which enjoys partial sea views in the distance.

## Solar Panels

There are solar panels to the roof space

## Garage

6'9" x 8'7"

reduced size garage due to the utility, electric roller shutter

## COUNCIL TAX

The Council Tax Band is Band

## TENURE

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

## 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.

# M I C H A E L   H O D G S O N

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