



MICHAEL HODGSON

estate agents & chartered surveyors

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PARKSIDE, SUNDERLAND £330,000

We are delighted to offer to the market this fantastic 4 bed greatly extended semi detached house commanding a much sought after location on Parkside in East Herrington that must be viewed to be fully appreciated. The property offers generous living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, Sitting Room or Dining Room, Kitchen / Breakfast Room, Utility, Separate WC and to the First Floor: Landing, 4 Bedrooms, Shower Room and a Bathroom. Externally there is a front garden and double width driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio leading to a lawned garden area with an additional patio area and well stocked borders. The property is conveniently located for easy access to the A19, local shops, schools and amenities as well as Doxford International and Sunderland City Centre. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House	4 Bedrooms
Living Room & Dining Room	Kitchen & Breakfast / Sitting Room
Shower Room & Bathroom	Garage & Gardens
Superb Entertaining Room	EPC Rating: E



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Entrance Hall
Radiator, wood strip floor, stairs to the first floor.

Living Room
16'0" to the bay x 12'8"
The living room has a double glazed bay window, multi fuel stove sat on a tiled hearth, radiator, opening to dining room.

Dining Room
12'7" x 12'9"
Radiator, bi folding doors leading to the sitting room.

Sitting Room/Breakfast Room
9'5" x 8'9"
Wood strip floor, double glazed french doors to the garden, radiator, Velux style window, opening to the kitchen.

Kitchen
19'4" x 8'5"
The kitchen has a range of floor and wall units, sink and drainer with mixer, 2 double glazed windows, wood strip floor, electric hob with extractor over, electric oven, radiator, integrated dishwasher.

Utility
5'9" x 8'8"
Plumbed for washer, wall mounted gas central heated boiler.

WC
Wall hung wash hand basin with mixer tap sat on a vanity unit, low level WC, radiator.

Inner Hall
Double glazed window, door to the garden, radiator.

Reception Room / Entertaining Space
25'9" x 17'3"
A versatile room currently used as an entertaining space having 3 double glazed windows, 2 radiators, fitted bar area and could be used for a variety of uses.

First Floor
Landing.

Shower Room
White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, shower cubicle, chrome towel radiator, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, double glazed window, recessed spot lighting, shower cubicle with rainfall style shower head and an additonal shower head, chrome towel radiator.

Bedroom 1
15'3" x 12'6"
Front facing, double glazed bay window, radiator

Bedroom 2
8'2" x 15'1"
Front facing, double glazed window, radiator laminate floor.

Bedroom 3
12'9" x 11'1"
Rear facing, double glazed window, radiator, 2 recessed wardrobes.

Bedroom 4
7'1" x 8'8"
Front facing, double glazed window, radiator.

Garage
8'6" x 18'8"
Accessed via an electric roller shutter.

Externally
Externally there is a front garden and double width driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio leading to a lawned garden area with an additional patio area and well stocked borders

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

COUNCIL TAX
The Council Tax Band is Band E.

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

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