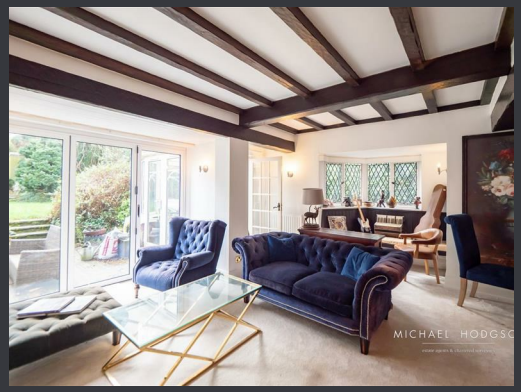
MICHAEL HODGSON

estate agents & chartered surveyors

LANGPORT ROAD, SUNDERLAND
£595,000

We are delighted to bring to the market this deceptively spacious 4 bed detached house that commands a superb location on the cul-de-sac of Langport Road within leafy Ashbrooke which is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This property offers a discerning purchaser versatile and generous living accommodation briefly comprising of; Entrance Hall, Living Room, Sitting Room, Conservatory, Kitchen / Dining Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom whilst to the Second Floor there is a 4th Bedroom and Loft Room. Externally there is a front garden and two driveways providing off street parking for three cars and to the rear is a mature garden stocked with an abundance of plants, trees and shrubs in addition to a lawn and decking area. Viewing of this rare to the market property is highly recommended to appreciate the space, home and location on offer.

- Detached House
- 4 Bedrooms
- Living Room
- Sitting Room
- Kitchen / Dining Room
- Conservatory
- Viewing Advised
- EPC Rating: E



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Entrance Hall
Radiator, stairs to the first floor.

Kitchen / Dining Room
14'0" x 22'10"
The kitchen has a range of floor and wall units, tiled splashback, range cooker, stainless steel sink and drainer with mixer tap, double radiator.
There is an additional breakfast island with breakfast bar.

Living Room
16'10" x 21'0"
The living room has bi folding doors to the garden, ornate window to the side elevation with window seat, wood beams to the ceiling, inset fireplace with wood burner, double radiator.

Conservatory
9'9" max x 10'7" max
Range of double glazed windows and double glazed french doors to the garden.

Sitting Room
13'5" x 13'5"
Radiator, french doors to the garden.

WC
Low level WC, wash hand basin, radiator.

First Floor
Radiator, stained glass window to the front eleavtion.

Bedroom 1
18'0" max x 15'7" max
Double radiator.

Bedroom 2
9'7" x 13'5"
Window to the side and rear elevation, radiator.

Bedroom 3
9'3" x 9'10"
Front facing, radiator.

Bathroom
Suite comprising of a low level WC, wash hand basin with mixer tap, bath, 3 towel radiators, steam shower cubicle.

Second Floor
Accessed via stairs on the first floor, landing.

Bedroom 4
13'2" max x 13'10" max
Double glazed window to the side elevation, velux style window, open beams, double radiator, loft space, velux style window, radiator, open beams to the ceiling.

Externally
Externally there is a front garden and two driveways providing off street parking for three cars and to the rear is a mature garden stocked with an abundance of plants, trees and shrubs in addition to a lawn and decking area.

Garage
garage currently used as a storage room accessed from the entrance hallway

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 F.

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