MICHAEL HODGSON

estate agents & chartered surveyors

PARK PLACE EAST, SUNDERLAND
£335,000

This impressive Grade II listed 5 bedroomed house is situated in Park Place East offering a much sought after and desirable position offering easy access to Sunderland City Centre, Mowbray Park in addition to good transport links. The property itself retains many period features and charm whilst boasting generous living accommodation briefly comprising of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, WC, Utility, First Floor, Landing, 2 Bedrooms, Bathroom and to the Second Floor, Landing 2 Bedrooms, a 5th Bedroom / Kitchenette and a Shower Room. There is a lower floor Cellar Room. Externally there is a mature front garden stocked with an abundance of plants, tress and shrubs and lawn whilst to the rear is a double width garage / workshop. Viewing is highly recommended to fully appreciate the home, space and location on offer.

- Terraced House
- 5 Bedrooms
- Living Room
- Sitting Room
- Kitchen / Dining Room
- Double Garage / Workshop
- No Chain Involved
- EPC Rating: D

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Entrance Hall
The entrance hall has a double radiator, cupboard with wall mounted gas central heating boiler, exposed wood floor

Living Room
16'8" max x 20'9" max
The living room has a bay window to the front elevation incorporating 3 single glazed sash style windows, feature fire with multi fuel stove, coving to ceiling, exposed wood floor.

Sitting Room
15'3" x 18'4" to the bay
Rear facing, multi fuel stove, 3 single glazed sash style windows, double radiator, exposed wood floor

Kitchen/Dining Room
11'10" max x 18'9" max
A lovely room having a vaulted ceiling incorporating 4 velux style windows, single glazed sash style window to the side elevation with inset shutter,

The kitchen has a range of floor and wall units, range cooker with extractor over, 2 cast iron radiators, stainless steel sink with mixer tap, integrated fridge.

WC
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator.

Utility
6'6" x 11'8"
Tiled floor, plumbed for washer and dryer, sink and drainer with mixer tap, under floor heating.

First Floor
Landing,

WC
WC, radiator, wash hand basin

Bedroom 1
15'5" x 17'3"
Front facing, 2 single glazed sash windows, ornate marble fireplace, exposed wood floor

Bedroom 2
15'1" x 14'3"
Rear facing single glazed single sash window, 2 storage cupboards, ornate feature fire place

Bathroom
Suite comprising of a pedestal basin with mixer tap, shower with rainfall style shower head and additional shower attachment, chrome towel radiator, freestanding roll top bath, extractor, exposed wood floor

Second Floor
Landing, exposed wood floor, storage cupboard

Shower Room
Suite comprising of a wash hand basin with mixer tap, towel radiator, low level WC, shower cubicle

Bedroom 3
14'2" max x 15'3" max
t-fall roof in part, Double radiator, ornate original fireplace,

Bedroom 4
7'8" x 7'8"
t-fall roof in part, radiator, storage under the eaves

Kitchenette/Bedroom 5
15'2" x 8'8"
A versatile room that could be used as a 5th bedroom or kitchenette. Currently there are a range of kitchen / Storage units, skylight, double radiator.

Celler
Stairs down from the inner hall.

Inner Hall
Radaitor.

Cellar Room
14'4" x 13'11"
Double radiator.

Garage/Workshop
26'0" x 21'3"
A superb double width garage / workshop having Velux style window.

Externally
Externally there is a mature front garden stocked with an abundance of plants, tress and shrubs and lawn whilst to the rear is a double width garage / workshop.

COUNCIL TAX
The Council Tax Band is Band D.

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

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

0191 5657000

www.michaelhodgson.co.uk

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