



MICHAEL HODGSON

estate agents & chartered surveyors

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DACRE ROAD, SUNDERLAND

£225,000

This superb 2 bed semi-detached house is situated in Dacre Road in the popular and highly sought after "D" streets of Seaburn. It must be viewed to be fully appreciated and is likely to appeal to a wide variety of purchasers. The property is conveniently located for Sea Road and its many shops and amenities as well as providing access to the sea front and its beautiful beaches and coastline. There are also great transport links including the Metro Station at Seaburn. The property provides the following living accommodation: Entrance Hall, Living Room, Dining / Sitting Room, Kitchen and to the First Floor, 2 Bedrooms, a Bathroom and a separate WC. Externally there is a front garden and driveway and to the rear is a garden with patio area which is paved in part. Viewing of this lovely home is highly recommended.

Semi Detached House
Living Room
Kitchen
Viewing Advised

2 Bedrooms
Sitting / Dining Room
Lovely Property
EPC Rating: C



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Entrance Hall
Laminate floor, double glazed window, stairs to the first floor, radiator.

Living Room
16'6" to bay x 16'5"
The living room has a double glazed bay window to the front elevation, laminate floor, feature tiled chimney breast, radiator.

Dining Room / Sitting Room
10'5" x 13'5"
A versatile reception room having a double glazed french doors to the rear garden, radiator, storage cupboard, access to the kitchen.

Kitchen
9'4" x 10'11"
The kitchen has a range of floor and wall units, granite worktops with splashback, electric oven, integrated dishwasher, washing machine, fridge, freezer, microwave oven, warming drawer, electric hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, double glazed french doors to the rear garden, vellum style window

First Floor
Landing, double glazed window.

Bedroom 1
11'0" x 13'10"
Front facing, double glazed window, radiator,

Bedroom 2
7'4" x 10'10"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a wash hand basin sat on vanity unit, bath with mixer tap, chrome towel radiator, extractor, corner shower cubicle, tiled walls and floor.

WC
Low level WC, double glazed window, tiled floor and walls, recessed spot lighting.

Externally
Externally there is a front garden and driveway and to the rear is a garden with patio area which is paved in part.

Garage
Single garage

COUNCIL TAX
The Council Tax Band is Band B.

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

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

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