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## THE BROADWAY, SUNDERLAND

### Offers Over £425,000

Woodlands is an impressive bespoke individual detached house set on an elevation position on The Broadway in High Barnes and offers a discerning purchaser an exciting opportunity to purchase a 4 bed substantial home with huge potential. The property offers generous yet versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Conservatory, Sitting / Dining Room, Kitchen, Breakfast Room, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite and Dressing Room to the Master Bedroom. Externally the property is set on a generous garden plot having a front gated in and out driveway providing access to the house and garage in addition to a lawned garden whilst to the rear is a mature well stocked garden having a lawn, decking area, patio and a summer / greenhouse and a second garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home and potential on offer.

Detached House

4 Bedrooms

Living Room

Sitting Room

Conservatory

Kitchen / Breakfast Room

Garage Gardens - No  
Chain Involved

EPC Rating: C



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## Entrance Hall

A spacious entrance hall having a staircase to the first floor, 2 radiators.

## Living Room

22'11" max x 17'10" max

The living room has 2 double glazed timber framed windows to the front elevation, patio doors to the rear garden, and an additional timber framed double glazed window, stove style fireplace.

## Sitting Room / Dining Room

10'1" x 11'2"

A versatile reception room having a timber framed double glazed window, radiator.

## Conservatory

11'4" x 11'3'2"

The conservatory has a range of double glazed windows, double glazed french doors to the garden, double radiator.

## Kitchen

14'3" x 11'3"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric hob, double electric oven, wood strip floor, integrated microwave, opening to the breakfast room.

## Breakfast Room

9'1" max x 11'1" max

Wood strip floor, wall mounted gas central heating boiler, patio door to the side, plumbed for washer.

## WC

Low level WC, chrome towel radiator, wash had basin, timber framed double glazed window.

## First Floor

Landing.

## Bedroom 1

14'9" x 12'2"

Rear facing, overlooking the rear garden, double glazed sliding patio doors, recessed wardrobe.

## Dressing Room

8'3" x 5'11"

Timber framed double glazed window, recessed wardrobe.

## En Suite

White suite comprising of a wall hung low level WC, wall hung wash hand basin, timber framed double glazed window, shower cubicle, chrome towel radiator, tiled walls and floor.

## Bedroom 2

9'2" x 11'11"

Rear facing, timber framed double glazed window, storage cupboard, recessed wardrobe.

## Bedroom 3

14'4" x 13'11"

2 Timber framed double glazed windows, 2 radiators, storage cupboard, radiator, 2 recessed wardrobes.

## Bedroom 4

10'4" x 12'2"

Side facing, timber framed double glazed window, radiator.

## Bathroom

Suite comprising of a low level WC, pedestal basin, corner bath, 2 timber framed double glazed windows, radiator.

## Externally

Externally the property is set on a generous garden plot having a front gated in and out driveway providing access to the house and garage in addition to a lawned garden whilst to the rear is a mature well stocked garden having a lawn, decking area, patio and a summer / greenhouse and a second garage.

## Garage

17'0" x 11'4"

Double garage accessed via a concertina door.

## Solar Panels

Solar Panels - We have been advised by our client the solar panels are owned and were purchased in November 2011

## Rights of Access

To the front of the property there is an electricity substation and it has been advised that there is a right of access for maintenance etc.

## COUNCIL TAX

The Council Tax Band is Band E.

## 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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