



MICHAEL HODGSON

estate agents & chartered surveyors

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# BERESFORD PARK, SUNDERLAND

## £375,000

We are delighted to welcome to the market this exciting opportunity to purchase a 5 bed semi detached house that commands a highly sought after location on the private and gated Beresford Park in leafy Thornhill that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The property offers a discerning purchaser a unique chance to acquire this substantial family residence. Internally the generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Sitting Room, WC, Kitchen / Breakfast Room and to the First Floor, 5 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front mature lawned garden, block paved driveway leading to the garage and to the rear is a paved rear garden in addition to a conservatory to the rear of the garage. There is NO ONWARD CHAIN INVOLVED with the sale. The property is in need of some modernisation and should be viewed to fully appreciate the space, home and location on offer.

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|--------------------------|---------------------|
| Semi Detached House      | 5 Bedrooms          |
| Living Room              | Dining Room         |
| Kitchen / Breakfast Room | Bathroom & En Suite |
| No Chain Involved        | EPC Rating: C       |



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Entrance Hall

A spacious hallway having a radiator with cover, stairs to the first floor, double glazed window.

Living Room

19'9" to bay x 16'5"

The living room has a double glazed bay window to the front elevation, feature fireplace with electric fire, 2 radiators.

Dining Room

15'10" to bay x 18'0" max

The dining room has a double glazed bay window to the rear elevation, radiator, ornate feature fire.

Sitting Room

13'11" x 10'7"

Double glazed window, radiator, inset fireplace.

Kitchen/Breakfast Room

17'2" max x 16'5" max

An L shaped room having a double glazed window and double glazed door to the rear garden. The kitchen has a range of floor and wall units, tiled splashback, plumbed for washer, dryer and dishwasher, gas hob, double oven.

WC

Low level WC, wash hand basin.

First Floor

Landing, radiator, loft access, storage cupboard,

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap and electric shower over, radiator, double glazed window.

Bedroom 1

16'5" to bay x 14'6"

Front facing, double glazed bay window, double radiator, full range of fitted wardrobes.

En Suite

Suite comprising of a low level WC, double radiator, wash hand basin sat on a vanity unit, bath with shower over, towel radiator, recessed spot lighting, extractor.

Bedroom 2

14'8" x 14'0"

Rear facing, double glazed window, ornate feature fire, 2 recessed wardrobes/storage cupboards.

Bedroom 3

11'2" x 11'10"

Rear facing, double glazed window, double radiator, recessed wardrobe, ornate feature fireplace.

Bedroom 4

14'2" max x 10'3" max

Front facing, double glazed window, radiator, range of fitted shelving and desk as this room was used as a home office / study

Bedroom 5

10'11" x 8'11"

Rear facing, double glazed window, radiator.

Externally

Externally there is a front mature lawned garden, block paved driveway leading to the garage and to the rear is a paved rear garden in addition to a conservatory to the rear of the garage.

Conservatory/Garden Room

2 Double glazed window and double glazed French doors, accessed from the garden.

Garage

16'8" x 10'3"

Accessed via an electric roller shutter and to the rear is a useful storage room.

COUNCIL TAX

The Council Tax Band is Band F.

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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