



MICHAEL HODGSON

estate agents & chartered surveyors

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SILKSWORTH HALL DRIVE, SUNDERLAND

£2,000 Per Month

A deceptively spacious 5 bed detached house set on the much sought after and highly regarded Silksworth Hall Drive that offers a superb location for local shops, schools and amenities as well as Doxford International Business Park, the A19 as well as Sunderland City Centre. Internally the generous and versatile living accommodation is arranged as follows: Entrance Porch, Inner Hall, Living Room, Garden Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, 5 Bedrooms, Family Bathroom and En Suite to Bedroom 1 Externally the property has a gated access that leading to a sweeping driveway up to the house in addition to a front and side garden whilst to the rear is a lovely garden boasting a generous lawn and paved patio area. Viewing is highly recommended to fully appreciate the property and location on offer.

Detached House	5 Bedrooms
Living Room	Garden Room & Dining Room
Kitchen / Breakfast Room	Garage & Gardens
Viewing Advised	EPC Rating: D



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Entrance Porch

Tiled floor, leading to:

Inner Hall

Radiator, double glazed window, laminate floor

Living Room

22'3" x 13'4"

The living room has a double glazed bay window to the front elevation, two double radiators, inset gas fire, laminate floor, double glazed French doors leading to

Garden Room

12'1" x 11'0"

Two double glazed windows, radiator, recessed spot lighting, bi folding doors to the garden

Dining Room

11'6" x 16'5"

Two double glazed windows, radiator, tiled floor, opening to:

Kitchen / Breakfast Room

21'11" x 14'6"

A light and airy room having two sets of Bi folding doors leading to the garden, tiled floor, recessed spot lighting, radiator.

The Kitchen has a comprehensive range of floor and wall units, two electric ovens, integrated microwave, fridge, freezer. There is a central breakfasting island with inset electric hob

First Floor

Landing, recessed spot lighting, loft access

Bedroom 1

14'6" x 14'4"

front facing, double glazed window, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin with

mixer tap set on a vanity unit, radiator, walk in shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, tiled walls and floor

Bedroom 2

10'9" x 10'1"

Front facing, double glazed window, radiator, recessed wardrobe

Bedroom 3

9'9" x 8'5"

Rear facing, double glazed window, radiator

Bedroom 4

10'4" x 17'6"

Front facing, double glazed window, radiator, recessed spot lighting, recessed wardrobe

Bedroom 5 / Dressing Room

14'2" x 11'10"

5th bedroom that is currently fitted as a dressing room, double radiator, laminate floor, two double glazed windows

Bathroom

Contemporary white suite comprising low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and rainfall style shower over, double glazed window, radiator, recessed spot lighting, tiled walls and floor

Externally

Externally the property has a gated access that leading to a sweeping driveway up to the house in addition to a front and side garden whilst to the rear is a lovely garden boasting a generous lawn and paved patio area

Garage

Integral double garage accessed via an electric roller shutter

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

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