



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



DRAYTON ROAD, SUNDERLAND £299,950

This neatly presented 3 bedroom semi detached house situated on Drayton Road in the popular area of Seaburn. Located close to local schools, shops and amenities as well as Seaburn Beach and Seaburn Metro Station.

The property briefly comprises of Entrance Porch, Entrance Vestibule, Living Room, Kitchen/ Dining Room and Utility. On the first floor you will find 3 bedrooms one with dressing area and En Suite and a Family Bathroom

Externally, the property features a gravelled front garden and a driveway, offering off-street parking for your convenience. The rear garden has a decking area and a patio. Viewing of this property is highly recommended.

- | | |
|----------------------|--------------|
| Semi Detached House | 3 Bedrooms |
| Bathroom & En Suite | Living Room |
| Kitchen/ Dining Room | Rear Garden |
| Must be Viewed | EPC Rating D |



DRAYTON ROAD, SUNDERLAND

£299,950

Entrance Porch

Inner Vestibule
Stairs to the first floor, radiator.

Living Room
12'2" max x 14'9" max
The living room has a front facing double glazed window, radiator.

Dining Room
8'10" max x 15'4" max
The dining room has double glazed French doors to the rear, two radiators, storage cupboard under the stairs, cupboard with wall mounted gas central heating boiler, opening to the kitchen.

Kitchen
11'3" max x 9'4" max
The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, integrated dishwasher, sink with mixer tap, double glazed window, recessed spot lighting, fridge freezer.

Utility
6'11" x 9'4"
Plumbed for washer, door to the garage.

First Floor
Landing, loft access.

Bedroom 1
9'7" max x 13'6" max
Double glazed window, radiator.

Dressing Area
5'4" max x 9'0" max

En Suite
Suite comprising of a low level WC, wash hand basin on a vanity unit, walk in shower, recessed spot lighting, radiator, double glazed window.

Bedroom 2
13'10" max x 15'2" max
Front facing, three double double glazed windows, radiator, storage cupboard in alcove.

Bedroom 3
9'11" max x 7'8" max
Rear facing, double glazed window, radiator, built in shelving.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window, recessed spot lighting, radiator.

Externally
Externally there is a front gravelled garden and driveway for off street parking. To the rear garden there is a decking area and patio.

Garage
For storage as the utility forms part of the garage.

COUNCIL TAX
The Council Tax Band is Band C.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

