



MICHAEL HODGSON

estate agents & chartered surveyors

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SEAFIELDS, SUNDERLAND

£595,000

This impressive extended 5 bed detached house is nestled in superb position on the much sought after and highly regarded "Gordon Durham" development, just off the seafront in Seaburn which is only a short stroll from the sea and award-winning beaches, bars, restaurants and cafes in addition to being ideally placed for access to local amenities, shops and schools as well as commuting distances from the regions towns and cities. The property itself benefits from spacious family living space that will not fail to impress all who view and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Utility, Study, Family / Garden Room and to the First Floor, Landing, 5 Bedrooms, Bathroom and an En Suite. Externally there is a front garden and block paved driveway providing off street parking leading to the house and garage whilst to the rear and side enjoys an open aspect to the rear over fields and beyond having a garden stocked with an abundance of plants trees and shrubs in addition to a lawn and patio area. We recommend immediate internal inspection is highly recommended to avoid disappointment to fully appreciate the space, home and location on offer.

Detached House

5 Bedrooms

Living Room

Kitchen / Dining Room

Garden / Family Room

Study & Utility

Double Garage & Gardens

EPC Rating: C

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ESTABLISHED REAL ESTATE AGENTS



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Entrance Porch

Double glazed window, tiled floor, leading to:

Inner Hall

Radiator, cupboard under the stairs, stairs to the first floor.

Living Room

10'11" max x 19'3" to bay

The living room has a double glazed box bay window to the front elevation, two radiators, feature fire with multi fuel stove, fitted shelving and storage to one alcove.

Kitchen / Breakfast / Dining Room

10'7" x 28'10"

The kitchen has a range of floor and all units, quartz worktop, breakfast island with breakfast bar, sink and mixer tap, double glazed window, recessed spot lighting, rangemaster cooker with extractor over, integrated dishwasher and fridge and freezer, radiator.

Garden / Family Room

29'9" max x 14'6" max

A light and airy garden / family room having 6 double glazed windows, double glazed door to the garden, multi fuel stove, radiator.

Study

9'8" x 8'2"

Double glazed window, radiator, a versatile room currently used as a home office / study.

Utility

10'6" x 6'4"

Floor and wall units, tiled splashback, double glazed window, tiled floor, plumbed for washer and dryer, radiator.

WC

Low level WC, double glazed window, part tiled walls, tiled floor, wash hand basin with mixer tap sat on a vanity unit.

First Floor

Landing, loft access with ladder access, storage cupboard with wall mounted gas central heating boiler.

Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, corner shower with rainfall style shower and an additional shower head, chrome towel radiator, tiled walls and floor, double glazed window, bath with mixer tap, recessed spot lighting.

Bedroom 1

13'1" x 12'7"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

En Suite

White suite comprising of a low level WC, wash hand basin sat on a vanity unit, shower with tiled splashback, double glazed window, radiator.

Bedroom 2

12'6" x 13'1"

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

Bedroom 3

13'2" x 12'10"

Front facing, double glazed window, radiator, t fall roof in part, laminate floor, full range of fitted wardrobes,

Bedroom 4

8'4" x 11'0"

Double glazed window, radiator.

Bedroom 5

8'3" x 9'3"

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

Garage

Integral double garage accessed via an electric roller shutter.

Externally

Externally there is a front garden and block paved driveway providing off street parking leading to the house and garage whilst to the rear and side enjoys an open aspect to the rear over fields and beyond having a garden stocked with an abundance of plants trees and shrubs in addition to a lawn and patio area.

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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