



MICHAEL HODGSON

estate agents & chartered surveyors

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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
Bathroom & En Suite
Kitchen/ Dining Room
Must be Viewed

3 Bedrooms
Living Room
Rear Garden
EPC Rating D



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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

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