



MICHAEL HODGSON

estate agents & chartered surveyors



SUMMERHILL, SUNDERLAND

£495,000

We are delighted to bring to the market this superb 4 bed detached property nestled in an enviable position on the Summerhill in Middle Herrington which offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. The property offers generous yet versatile living space that will not fail to impress all who view briefly comprising of: Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and an En Suite. Externally the property is accessed via gravelled driveway leading to the house and double garage. To the front elevation there is a lovely seating area and to the rear a superb garden having a mature planting with lawn, raised borders, decking area, paved patio and a small courtyard to one side in addition to a brick built outhouse/bar. Viewing is unreservedly recommended to fully appreciate the home on offer.

Detached House
3 Reception Rooms
Bathroom & En Suite
Superb Property

4 Bedrooms
Kitchen & Utility
Double Garage & Gardens
EPC Rating: TBC



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Entrance Hall
The entrance hall has a tiled floor, radiator with cover, stairs to the first floor.

Living Room
14'9" x 13'0"
The living room has two double glazed windows, laminate floor, fireplace with gas fire, radiator, leading to:

Sitting Room
14'9" x 13'0"
A light and airy room having three double glazed windows, parquet style floor, double radiator, multi fuel stove, sky light.

Dining Room
10'2" x 12'9"
The dining room has a double radiator, laminate floor, patio door leading to the front garden.

Kitchen
8'4" x 23'3"
The kitchen has a range of floor and wall units, radiator, granite worktops, two double glazed windows, stainless steel sink and drainer with mixer tap, range cooker, integrated dishwasher, wine rack.

Utility
14'8" x 26'2"
Floor and wall units, radiator, laminate floor, double glazed window, loft access with ladder access up to a useful loft storage space.

WC
Low level WC, wash hand basin, double glazed window.

First Floor
Landing, cupboard with wall mounted gas central heating boiler, walk-in style cupboard.

Bedroom 1
13'8" x 13'0"
Range of mirror fronted fitted wardrobes, radiator, under floor heating, double glazed French doors to the garden.

En Suite
White suite comprising of a low level WC, wash hand basin sat on a vanity unit, walk in shower.

Bedroom 2
14'9" x 9'9"
T fall roof in part, velux style window, radiator, mirror fronted fitted wardrobe.

Bedroom 3
14'9" x 11'6"
T fall roof in part, velux style window, range of fitted wardrobes.

Bedroom 4
13'1" max x 16'9" max
T fall roof in part, double glazed window, mirror fronted fitted wardrobe.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, radiator, bath with shower over.

Externally
Externally the property is accessed via gravelled driveway leading to the house and double garage. To the front elevation there is a lovely seating area and to the rear a superb garden having a mature planting with lawn, raised borders, decking area, paved patio and a small courtyard to one side in addition to a brick built outhouse/bar.

Double Garage
Double garage accessed via an up and over garage door.

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

0191 5657000

www.michaelhodgson.co.uk

