



MICHAEL HODGSON

estate agents & chartered surveyors



SUMMERHILL, SUNDERLAND

£335,000

We are delighted to offer for sale this superb extended 5 bed semi detached house situated in Middle Herrington on Summerhill boasting an excellent commuting location with road links to Sunderland City Centre and the A19, in addition to schools including East Herrington Primary, and local amenities. The generous living accommodation will not fail to impress all who view and briefly comprises of; Entrance Porch, Inner Hall, Living Room, Sitting Room, Kitchen / Dining Room and to the First Floor 5 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely generous garden having a paved patio area, lawn and garden shed. Viewing of this lovely home is highly recommended to fully appreciate the space and location on offer.

Semi Detached House	5 Bedrooms
Extended	Living Room
Sitting Room	Kitchen / Dining Room
Garage & Gardens	EPC Rating: D



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Entrance Porch
Three double glazed windows, tiled floor, leading to the inner hall.

Inner Hall
Radiator, stairs to the first floor.

Living Room
13'10" max x 14'0" max
The living room has a double glazed bay window, radiator, fitted shelving to two alcoves, feature fireplace with open fire.

Sitting Room
The sitting room has a Feature fireplace, radiator, double glazed patio doors to the rear garden.

Kitchen / Dining Room
18'3" x 8'5"
The kitchen has a range of floor and wall units, double oven, plumbed for dishwasher, integrated fridge, freezer, sink and drainer with mixer tap, glass display cabinets, under lighting, electric induction hob with extractor over, door to the rear garden.

First Floor
Landing, loft access. The loft is boarded for storage

Bathroom
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, shower cubicle, bath.

Bedroom 1
11'3" x 13'5"
Front facing, double glazed bay window, radiator, range of fitted wardrobes and matching dressing tables.

Bedroom 2
9'3" x 12'9"
Rear facing, double glazed window, range of fitted wardrobes.

Bedroom 3
7'11" x 6'10"
Front facing, double glazed window, radiator.

Bedroom 4
16'1" x 8'10"
Front facing, double glazed bay window, access to bedroom 5

Bedroom 5
8'9" x 11'2"
Rear facing, double glazed window, radiator.

Externally
Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely generous garden having a paved patio area, lawn and garden shed.

Garage
Integral garage with wall mounted gas central heating boiler.

COUNCIL TAX
The Council Tax Band is Band D.

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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