

MICHAEL HODGSON

estate agents & chartered surveyors



WESTCLIFFE ROAD, SUNDERLAND
£699,950

We are delighted to present this exceptional 5 bedroom greatly extended semi-detached house located on the highly sought-after Westcliffe Road in Seaburn. This property boasts an enviable position, just a stone's throw from the stunning seafront, which offers a variety of beaches, scenic walks, and local attractions. Residents will also enjoy easy access to a delightful selection of bars, restaurants, and cafes nearby.

The generous living accommodation is thoughtfully designed and briefly comprises an inviting entrance porch, a welcoming inner hall, a dining room, a comfortable sitting room, and a light and airy open plan kitchen / dining family room that spans the full width of the house. The well-appointed kitchen also seamlessly opens into a dining area, perfect for family gatherings. Additionally, the ground floor features a utility / boot room and a convenient WC.

As you ascend to the first floor, you will find a landing that leads to 3 well-proportioned bedrooms, a family bathroom, and to the second floor, landing, 2 bedrooms and a shower room, providing ample space for family living or guests.

Externally there is a front lawned garden, side block paved driveway and to the rear a lovely garden having a paved patio area, raised lawn, well borders stocked with an abundance of plants, trees and shrubs. There is the added benefit of a workshop, log shed, greenhouse and garden shed.

We highly recommend viewing this remarkable home to fully appreciate the spacious living areas, the quality of the property, and the prime location it offers. This is a rare opportunity not to be missed.

- Semi Detached House
- 5 Bedrooms
- Greatly Extended
- Kitchen / Dining / Living Room
- Dining Room & Sitting Room
- Bathroom & Shower Room
- Viewing Advised
- EPC Rating: C









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Entrance Porch
The entrance porch has a tiled floor, double glazed window, leading to:

Inner Hall
The inner hall has a single cupboard, herringbone style wood floor, stairs to the first floor, double glazed window to the side elevation, feature light to the staircase, cloaks cupboard

Dining or Living Room
16'9" max x 15'10" max
The dinging / living room has a bay window to the front elevation incorporating 5 double glazed windows, exposed wood floor, ornate feature fire place, delft rack, ornate ceiling

Sitting Room
15'10" x 14'9"
The sitting room has a multi fuel stove, radiator, delft rack, opening to:

Kitchen / Breakfast / Family Room
35'1" x 12'11"
A superb open plan kitchen/breakfast/family room that spans the full width of the house having bi folding doors to the rear garden, two double glazed window to the rear elevation, double glazed French doors to the rear garden, vaulted ceiling with 4 Velux style windows, two radiators.

The kitchen has a range of floor and wall units, polished concrete worktops, sink and drainer with mixer tap, electric AGA with 6 ring hob and 4 ovens, integrated dishwasher, American style fridge freezer, feature arched double glazed window, pantry cupboards.

There is a central island with polished concrete worktop, breakfast bar, storage below, inset power sockets, opening to:

Dining Area
9'5" x 13'5"
The dining area has a vaulted ceiling in part, two Velux style windows, two feature radiators, bi folding doors to the garden, recess spot lighting

Utility / Boot Room
10'4" x 11'11"
The utility / boot room has a range of wall storage units, freestanding fridge freezer, plumbed for washer and dryer, tiled floor, double glazed window to the side elevation, recess spot lighting

WC
WC with high level cistern, double glazed window, radiator, wash hand basin with mixer tap set on a vanity unit

First Floor
Landing,

Bathroom
White suite comprising with WC with high level cistern, pedestal basin, bath with mixer tap and shower attachment, double glazed window, shower cubicle with rainfall storage shower head and additional shower attachment, towel radiator

Bedroom 1
16'0" max x 18'3" max
Front facing, bay window incorporating 5 double glazed windows, two radiators, range of fitted wardrobes

Bedroom 2
15'11" x 14'2"
Rear facing, two double glazed windows, radiator, range of fitted wardrobes, additional storage cupboard

Bedroom 3
10'0" x 10'5"
Front facing, double glazed window with window seat, radiator, laminate flooring.

Second Floor
Landing, double glazed window

Shower Room
Modern white suite comprising low level WC, pedestal basin with mixer tap, shower cubicle with rainfall style shower head and additional shower attachment, towel radiator, Velux style window, recess spot lighting

Bedroom 4
16'7" x 7'10"
Two Velux style window, radiator, storage cupboard in the eaves

Bedroom 5
16'6" x 9'2"
Two Velux style window, radiator, laminate floor, storage cupboard under the eaves

External
Externally there is a front lawned garden, side block paved driveway and to the rear a lovely garden having a paved patio area, raised lawn, well borders stocked with an abundance of plants, trees and shrubs. There is the added benefit of a workshop, log shed, greenhouse and garden shed.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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