

MICHAEL HODGSON

estate agents & chartered surveyors



BECKWITH ROAD, SUNDERLAND
£360,000

Michael Hodgson are delighted to welcome to the market this superb 6 bed greatly extended semi detached house that has undergone a comprehensive range of modernisation and improvement that will not fail to impress all who view. The property benefits from gas central heating, double glazing, a new kitchen, contemporary bathroom suites, fantastic open plan kitchen / dining room and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting / Family Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and En Suite to Bedroom 1 and to the Second Floor, 2 Bedrooms. Externally there is a front gated block paved driveway providing off street parking whilst to the rear is a garden with block paved patio area and lawn.There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- Semi Detached House
- 6 Bedrooms
- Living Room
- Sitting / Family Room
- Kitchen / Dining Room
- Bathroom & En Suite
- No Chain Involved
- EPC Rating: TBC









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Entrance Hall
The entrance hall has a LVT herringbone style floor, radiator, cupboard under the stairs.

Living Room
15'9" to bay x 12'3"
The living room has a double glazed bay window to the front elevation, radiator, coving to ceiling, feature fire with gas fire.

Sitting Room / Family Room
The sitting room / family room has a herringbone style LVT floor, radiator, double glazed window, double glazed patio door to the rear garden, fireplace with tiled hearth and an electric stove styleheater.

WC
Low level WC, wash hand basin with mixer tap sat on a vanity unit, tiled floor.

Kitchen/Dining Room
28'8" max x 10'9"
The kitchen/dining room spans the full depth of the house having a double glazed bay window to the front elevation, double glazed window to the rear elevation, recessed spot lighting, radiator, door to the side, herringbone style LVT flooring.

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, integrated fridge, freezer, microwave oven, electric oven, electric hob with extractor over.

First Floor
Landing

Bedroom 1
23'7" max x 11'1"
An impressive bedroom having a vaulted style ceiling incorporating a Velux style window, double glazed window to the side elevation, double glazed bay window.

En Suite
New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, towel radiator, tiled walls and floor, walk in shower with rainfall style shower head and an additional shower attachment.

Bedroom 2
16'2" to the bay x 10'8"
Front facing, double glazed bay window, radiator.

Bedroom 3
12'0" x 10'8"
Rear facing, double glazed window, radiator.

Bedroom 4
8'2" x 7'9"
Front facing, double glazed window, radiator

Bathroom
New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with a rainfall style shower head and an additional attachment, tiled walls and floor, towel radiator, double glazed window, reccessed spot lighting, extractor

Second Floor
Landing, velux style window.

Bedroom 5
17'1" max x 7'9" max
2 Velux style windows, radiator, t-fall roof

Bedroom 6
8'4" max x 14'10" max
2 Velux style windows, radiator, t-fall roof

Externally
Externally there is a front gated block paved driveway providing off street parking whilst to the rear is a garden with block paved patio area and lawn.

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

COUNCIL TAX
The Council Tax Band is Band C

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