

MICHAEL HODGSON

estate agents & chartered surveyors



BENEDICT ROAD, SUNDERLAND
£299,950

We welcome to the market this superb 4 bed mid terraced house situated on Benedict Road in Roker being within walking distance for the sea front, its beaches, coastal walks and attractions as well as shops, bars and cafes as well as excellent transport links to Sunderland City Centre. Internally the property boasts many original period features and charm whist benefiting from stylish decor plus many extras of note. The generous yet versatile living space is arranged over three floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom, WC and to the Second Floor is a Landing, and Loft Room. Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. Viewing if this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

- Terraced House
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen & Utility
- Viewing Advised
- Lovely Property
- EPC Rating:C









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Entrance Vestibule
Tiled floor, leading to the inner hall.

Inner Hall
The inner hall has a mosaic tiled floor, cast iron radiator, stairs to the first floor.

Living Room
16'5" to bay x 14'9"
The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with gas fire, coving to ceiling, ceiling rose, wood strip floor opening to the dining room.

Dining Room
14'5" x 13'3"
The dining room has a wood strip floor, double radiator, double glazed window, access to the kitchen.

Kitchen
16'5" max x 11'4" max
The kitchen has a range of floor and wall units, stainless steel sink and mixer tap, radiator, double glazed window, tiled floor, electric oven, electric hob with extractor over, integrated fridge, freezer, microwave oven.

Utility
11'7" x 6'2"
The utility has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, two double glazed window, stainless steel sink and mixer tap, tiled floor, plumbed for washer, radiator.

First Floor
Landing, recessed spot lighting.

WC
Low level WC, double glazed window, tiled floor, wash hand basin with mixer tap.

Bathroom
White suite comprising of a low level WC, radiator, bath with mixer tap, two double glazed windows, tiled floor, recessed spot lighting, wall hung wash hand basin with mixer tap, double shower with rainfall style shower head, extractor.

Bedroom 1
13'6" x 14'4"
Rear facing, double glazed window, double radiator.

Bedroom 2
12'9" max x 13'3" max
Front facing double glazed window, radiator, two wardrobes to both alcoves.

Bedroom 3
9'10" x 7'5"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Second Floor
Landing.

Loft Room
21'6" max x 18'8" max
three velux style windows, t fall roof in part, range of fitted wardrobes with matching side tables, recessed spot lighting, fitted dresser and drawers, storage cupboard.

Externally
Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. There is an electric vehicle charger point

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

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