


# MICHAEL HODGSON

estate agents & chartered surveyors




# SILKSWORTH HALL DRIVE, SUNDERLAND
## £450,000

Nestled on the highly regarded and much sought after Silksworth Hall Drive, this impressive 4 bedroom detached house offers a perfect blend of comfort and modern living. The property is conveniently located near local schools, shops, and essential amenities, with excellent road links to the A19 and Sunderland City Centre.

The property itself briefly comprises of Entrance Porch, Inner Hall, Kitchen / Dining / Family Room, Shower Room, Living Room, 2 Ground Floor Bedrooms, one with an En Suite and to the First Floor 2 Bedrooms one with En Suite.

Externally, the property is set on a generous plot, featuring a front paved driveway that provides off-street parking and leads to a double garage. The side of the house boasts a charming patio area complete with a pergola and hot tub, perfect for relaxation and outdoor entertaining. The rear garden is a delightful lawned space adorned with a variety of plants, offering a tranquil retreat for outdoor enjoyment.

This superb house is a rare find in a sought-after location, and viewing is highly recommended to fully appreciate all it has to offer.

- Detached House
- 4 Bedrooms
- Living Room
- Kitchen/ Dining Room
- Shower Room & 2 En Suites
- Garage & Gardens
- Sought After Location
- EPC Rating C












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Entrance Porch

Inner Hall
The inner hall has stairs to the first floor, radiator.

Living Room Room
11'5" max x 21'3" max
The living room has a range of double glazed windows, modern electric fire, provision for a wall mounted TV, recessed spot lighting, radiator.

Kitchen/Dining/ Family Room
23'11" max x 11'8" max
The Kitchen area has a range of floor and wall units, integrated oven, gas hob with extractor over, space for a dishwasher, sink and drainer with mixer tap, space for a fridge freezer, radiator, double glazed window, bi folding doors to the rear garden, recessed spot lighting in part.

Utility
4'11" max x 6'3" max
The utility has floor and wall units, plumbed for washer, door to the side.

Shower Room
Suite comprising of a WC, wash hand basin on a vanity unit, shower, double glazed window, towel radiator, recessed spot lighting.

Bedroom 2
15'9" x 10'11"
Two Double glazed windows, radiator.

En Suite
Suite comprising of a low level WC, pedestal basin, shower, towel radiator.

Bedroom 4
10'11" max x 11'5" max
Front facing, double glazed window, radiator, fitted wardrobes.

First Floor
Landing, t fall roof in part with velux style window.

Bedroom 1
26'0" max x 14'10" max
Impressive open plan bedroom having double glazed French doors to a Juliet balcony, range of fitted wardrobes, t fall roof in part with two velux style windows, opening to an en suite, two radiators.

En Suite
Suite comprising of a low level WC, freestanding roll top bath, double sink on storage unit, low level WC, walk in shower with rainfall style shower head, two radiators, t fall roof with three velux style windows.

Bedroom 3
16'1" max x 15'3" max
Double glazed window, storage in eaves, radiator, t fall roof in part with two velux style windows.

Externally
Externally, the property is set on a generous plot, featuring a front paved driveway that provides off-street parking and leads to a double garage. The side of the house boasts a charming patio area complete with a pergola and hot tub, perfect for relaxation and outdoor entertaining. The rear garden is a delightful lawned space adorned with a variety of plants, offering a tranquil retreat for outdoor enjoyment.

Garage
Accessed via and up and over door, wall mounted gas central heating boiler.

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

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