



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





MICHAEL HODGSON  
estate agents & chartered surveyors

## LANGPORT ROAD, SUNDERLAND

Offers Over £399,950

We are delighted to bring to the market this deceptively spacious 4 bed detached bungalow that commands a superb location within the Ashbrooke which is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This lovely property offers a discerning purchaser many extras of note with the versatile and generous living accommodation briefly comprising of; Entrance Hall, Living Room, Kitchen, Utility, WC, 2 Bedrooms and a Bathroom whilst to the First Floor 2 Additional Bedrooms and an En Suite. Externally the property is set on a generous corner plot having a front and side lawned garden and driveway leading to the garage whilst providing off street parking and to the rear is a lovely garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this excellent property is highly recommended to appreciate the space, home and location on offer.

Detached Bungalow  
Living Room  
Bathroom & En Suite  
Stunning Property

4 Bedrooms  
Kitchen  
Garage & Gardens  
EPC Rating: D



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors

## LANGPORT ROAD, SUNDERLAND

Offers Over £399,950

---

### Entrance Hall

The entrance hall has a radiator, double glazed window, stairs to the first floor, cupboard under stairs, alarm control panel and an additional storage cupboard.

### Living Room

18'9" x 22'2"

The living room spans the full depth of the property and has a double glazed bay window to the front elevation, double glazed French doors to the rear garden, two double radiators, feature gas fire, two feature up lights.

### Kitchen

11'9" x 16'6"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric hob with extractor over, double electric oven, wine rack, double glazed window, integrated dishwasher, recessed spot lighting, double glazed door to the rear garden

### Utility

4'6" x 6'1"

Plumbed for washer and dryer, double glazed window, tiled floor

### WC

White suite comprising low level wc, pedestal basin with mixer tap, double glazed window, tiled walls and floor, chrome towel radiator

### Bathroom

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, double glazed bay window, chrome towel radiator, free standing roll top bath with mixer tap and shower attachment, radiator, chrome towel radiator, tiled walls and floor, touch on/off mirror

### Bedroom 1

13'2" x 13'0"

Double glazed window, radiator, range of fitted wardrobes with matching side tables, radiator

### Bedroom 2

12'1" x 12'5"

Full range of fitted wardrobes, double glazed window, radiator

### First Floor

landing, velux style window

### Bedroom 3

20'6" x 9'11"

T fall roof in part, two velux style windows with inset blinds, radiator

### En Suite

White suite comprising low level wc, pedestal basin with mixer tap, velux style window, T fall roof in part, chrome towel radiator, shower cubicle with tiled surround, extractor, chrome towel radiator

### Bedroom 4

T fall roof in part, velux style window, radiator, range of fitted wardrobes

### Garage

Garage accessed via an electrically operated door.

### Externally

Externally the property is set on a generous corner plot having a front and side lawned garden and driveway leading to the garage whilst providing off street parking and to the rear is a lovely garden.

### 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

### 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.

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

