



MICHAEL HODGSON  
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## HOLMLANDS PARK NORTH, SUNDERLAND £325,000

A fantastic opportunity to purchase a superb 4 bed terraced house situated on the highly sought after Holmlands Park North providing convenient access to shops, schools, Sunderland City Centre, amenities as well as excellent transport links. The property benefits from many period features and charm with contemporary décor plus many extras of note. The versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor, Landing, 4 Bedrooms, WC and a Bathroom. Externally there is a front forecourt and inner courtyard that provides access to the garage. Set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents. The gardens are maintained by the residents committee. Viewing of this lovely home is highly recommended to fully appreciate the space home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Terraced House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

No Chain Involved

Freehold | Council Tax: D

EPC Rating:D



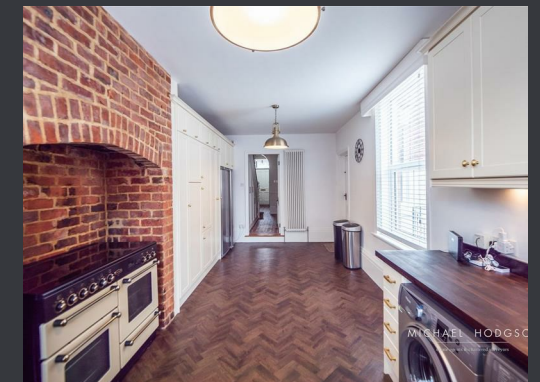
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## Entrance Vestibule

Tiled floor, half stained glass door, leading to:

## Inner Hall

The entrance hall has a tiled floor, radiator, bespoke fitted storage cupboards under the stairs.

## Living Room

16'4" to bay x 14'8"

The Living Room has a bay window to the front elevation incorporating three single glazed sash style windows, fitted window seat and storage cupboard to one alcove, radiator, feature fireplace with gas fire, coving to ceiling.

## Dining Room

13'1" x 13'4'8"

Rear facing, double glazed window, feature fireplace with gas fire, radiator.

## Kitchen / Breakfast Room

22'0" max x 10'9"

The kitchen has a range of floor and wall units, Range cooker set in a brick fireplace, plumbed for washing machine and dishwasher, sink and drainer with mixer tap, two double glazed windows, door leading to the side.

## First Floor

Landing, radiator.

## Bedroom 1

11'0" x 16'5" to bay max

Front facing, fitted window seat, radiator, storage cupboard, bay window with three single glazed sash style windows.

## Bedroom 2

13'1" max x 13'8" max

Rear facing bedroom with double glazed window, radiator and storage cupboard.

## Bedroom 3

10'4" max x 10'11" max

Rear facing, double glazed window, radiator, ornate ceiling and storage cupboard.

## Bedroom 4

14'5" max x 7'1"

Front facing, radiator, single glazed sash style window.

## Bathroom

White suite comprising low level wc, pedestal basin, radiator, double glazed window, partially tiled walls, tiled floor, bath with shower over.

## Separate WC

Low level wc, tiled floor, partially tiled walls, double glazed window.

## Externally

Externally there is a front forecourt and inner courtyard that provides access to the garage.

## Garage

Double width garage accessed via a single electric roller shutter. There is also access to the basement

## Basement

22'5" x 10'4"

Reduced height basement for storage with wall mounted gas central boiler.

## 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.

## 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 D

# M I C H A E L   H O D G S O N

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