



MICHAEL HODGSON

estate agents & chartered surveyors

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DURHAM ROAD, SUNDERLAND £325,000

PLANNING FOR A DETACHED BUNGALOW TO REAR GARDEN - DETAILS UPON REQUEST - Situated on Durham Road in East Herrington this generous 3 bed detached bungalow offers a superb location providing easy access to well respected schools, amenities, the A19 and Doxford International Business Park in addition to Sunderland City Centre only a short car journey. The property briefly comprises of: Entrance Hall, Living Room, 3 Bedrooms, Bathroom, Kitchen and a Conservatory. Externally the property is set on a corner plot having a front, side and rear lawned garden in addition to side driveway leading to the garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing highly recommended. PLANNING FOR A DETACHED BUNGALOW TO REAR GARDEN - DETAILS UPON REQUEST

- | | |
|-------------------|---------------|
| Detached Bungalow | 3 Bedrooms |
| Living Room | Kitchen |
| Bathroom | Corner Plot |
| Garage & Garden | EPC Rating: E |



DURHAM ROAD, SUNDERLAND

£325,000

PLANNING PERMISSION

PLANNING HAS BEEN PASSED FOR A DETACHED BUNGALOW TO THE REAR GARDEN OF THE PROPERTY

THE SUNDERLAND COUNCIL PLANNING REFERENCE IS :21/01487/FUL

PLANNING WAS PASSED FOR THE CONSTRUCTION OF A DETACHED BUNGALOW TO PROVIDE THE FOLLOWING ACCOMMODATION: ENTRANCE HALL, LIVING / DINING ROOM, 2 BEDROOMS AND A BATHROOM.

COPIES OF THE PLANS AND PERMISSION IS AVLIABLE UPON REQUEST.

Entrance Hall

Laminate floor, double radiator

Living Room

15'7" x 13'10" to bay

Front facing, double glazed bay window, double radiator, feature fire with electric

Bedroom 1

15'5" to bay x 13'11"

Front facing, double glazed bay window, double radiator

Bedroom 2

12'2" x 12'11"

Rear facing, double radiator, range of fitted wardrobes, timber framed double glazed window

Bedroom 3

10'4" x 12'1"

Side facing, two double glazed windows, range of fitted wardrobes, double radiator

Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment over, double radiator, recess spot lighting

Kitchen

13'3" x 14'2"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob, stainless steel sink and drainer with mixer tap, tiled floor, glass display cabinets, two timber framed double glazed windows, patio door opening to conservatory

Conservatory

8'6" x 9'11"

Patio door leading to the garden, radiator

External

Externally the property is set on a corner plot having a front, side and rear lawned garden in addition to side driveway leading to the garage

Garage

Detached single garage accessed via an electric roller shutter.

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.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

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

M I C H A E L H O D G S O N

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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.

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