



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



GREENSTEM WAY, SUNDERLAND

£349,950

REDUCED FOR A QUICK SALE - NO CHAIN INVOLVED - A stunning 4 bed detached house situated on the highly regarded and much sought after Cherry Tree Park that must be viewed to be fully appreciate benefitting from stylish and contemporary decor, modern bathroom suites, many extras of note in addition to gas central heating, double glazing, a security alarm system, kitchen with granite worktops and a number of integrated appliances. Situated on Greenstem Way on this exclusive development which is conveniently located to provide convenient access to the A19, Sunderland City Centre in addition to local shops, schools and amenities in addition to offering superb walks and green open spaces. The property was constructed by David Wilson Homes to the Bradgate design and boasts generous yet versatile living space with the living accommodation briefly comprising of: Entrance Hall, Living Room, Study / Reception Room, Kitchen / Dining / Family Room, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and En Suite. Externally there is a front garden and side block paved driveway leading to the garage whilst to the rear is a lovely garden with paved patio area and lawn. Viewing is highly recommended.

Detached House

4 Bedrooms

Living Room

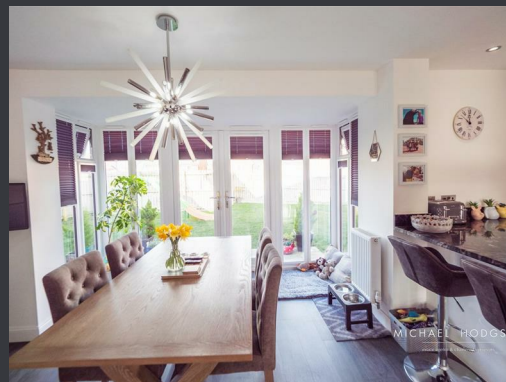
Kitchen / Dining / Family Room

Bathroom & En Suite

Garage & Gardens

Viewing Advised

EPC Rating: B



GREENSTEM WAY, SUNDERLAND

£349,950

Entrance Hall

The entrance hall has a karndeian floor, radiator, storage cupboard with alarm control panel, stairs to the first floor.

Living Room

16'11" to bay x 12'0"

The living room has a double glazed bay window to the front elevation, double glazed window to the side elevation, two radiators

Kitchen / Dining / Family Room

16'0" max x 28'4" max

A fantastic open plan room having two double glazed windows, large double glazed windows and double glazed French doors opening to the rear garden, Karndeian flooring, 3 radiators, recess spot lighting to the kitchen area.

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashbacks, sink and drainer with mixer tap, breakfast bar, integrated microwave, dishwasher, fridge, freezer, wine cooler, storage cupboard.

Utility

5'8" x 5'8"

The utility has a range of floor and wall units, wall mounted gas boiler, integrated washing machine, radiator, door to the garden, extractor

WC

White suite comprising low level WC, pedestal hand basin with mixer tap, part tiled walls, karndeian floor, radiator, extractor

Reception Room / Study

7'6" x 9'0"

A versatile room having a double glazed window to the front elevation, radiator, currently used as a study

First Floor

Landing, radiator, loft access, the loft is boarded for storage.

Bedroom 1

11'10" x 12'3"

Front facing master bedroom, double glazed window to the front and side elevation, full range of fitted wardrobes, radiator

En Suite

Luxury white suite comprising low level WC, pedestal wash basin with mixer tap, part tiled walls, extractor, shower with tiled surround, double glazed window, chrome towel radiator

Bedroom 2

12'2" x 11'0"

Front facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 3

10'2" x 9'4"

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

Bedroom 4

10'9" x 10'10"

Rear facing, double glazed window, radiator

Bathroom

Contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, part tiled walls, bath with shower over and mixer tap, double glazed window, radiator

External

Externally there is a front garden and side block paved driveway leading to the garage whilst to the rear is a lovely garden with paved patio area and lawn.

Garage

Single garage

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 E

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

