



MICHAEL HODGSON

estate agents & chartered surveyors

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SPIRE VIEW, SUNDERLAND

£495,000

An exciting and rare to the market opportunity to purchase and finish this bespoke contemporary detached house. Situated on the exclusive Spire View development on Humbledon Hill that comprises of 8no bespoke designed detached houses that command an elevated position, boasting incredible views of Sunderland and beyond. Designed by award winning architects, BDN this exceptional residence is an innovative and sought after development likely to appeal to a variety of discerning purchasers looking to purchase their dream home. The property does require some items being completed, allowing the new owners to add their finishing touches. The home benefits from stylish decor, modern finishings, air source heat pump under floor heating and offers huge potential to a purchaser. Internally the generous living space briefly comprises of: Entrance Hall, WC / Cloaks, Kitchen / Dining / Living / Family Room and to the Lower Ground Floor, Inner Hall, 4 Bedrooms, En Suite, Family Bathroom and a Versatile Reception Room, Utility Area and Plant Room. Externally there is parking to the front of the property and to the rear a garden that enjoys stunning views over Sunderland. Don't miss out on the chance to own and finalise this wonderful property. Contact us today to arrange a viewing and take the first step towards making Spire View your new home.

FULL DETAILS RELATING TO THE ITEMS REQUIRED TO FINALISE THE BUILD TO ACHIEVE BUILDING CONTROL SIGN OFF ARE AVAILABLE ON REQUEST.

Detached House

4 Bedrooms

Kitchen / Dining / Living /
Family Room

Bathroom & En Suite

Superb Opportunity

Requires Finishing

Viewing Advised

EPC Rating: B

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ESTABLISHED 1998



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Entrance Hall

the entrance hall has a resin floor with under floor heating, recess spot lighting

WC / Cloaks

White suite comprising wall hung low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, double glazed window, resin floor with under floor heating, recess spot lighting, extractor

Kitchen / Dining / Living Room

50'5" x 16'0"

A super open plan kitchen / dining / living / family room. The kitchen has a range of floor and wall units, black resin sink and mixer tap, two electric ovens, recess spot lighting, integrated fridge, freezer, dishwasher, central island with induction hob and storage below, two double glazed doors to the side elevation, 5 slim double glazed windows, large double glazed windows to the rear elevation, sliding double glazed doors to a private balcony, feature stone wall, glazed skylight, resin floor with under floor heating,

Lower Ground Floor

Inner Hall having recess spot lighting, resin floor with under floor heating,

Bedroom 1

16'0" x 15'2"

large double glazed window and a tilt and turn glazed door to the garden and patio, recess spot lighting, resin floor with under floor heating,

En Suite

Suite comprising wall hung wash hand basin with mixer tap, wet room style shower with rainfall style shower head and additional shower attachment, large double glazed window, recess spot lighting, extractor, under floor heating,

Bedroom 2

12'0" x 9'7"

Tilt and turn double glazed window / access door, resin floor with under floor heating, recess spot lighting

Bedroom 3

9'6" x 11'11"

Tilt and turn double glazed window / access door, resin floor with under floor heating,, recess spot lighting

Bedroom 4

9'11" x 16'2"

Large double glazed window, tilt and turn double glazed window / access door to the garden, resin floor with under floor heating,, recess spot lighting

Bathroom

Contemporary white suite having wall hung wash hand basin with mixer tap, wall hung low level WC, resin floor with under floor heating, freestanding bath with mixer tap, walk in wet room style shower with rainfall style shower head and an additional shower attachment, recess spot lighting, extractor, large double glazed window

Family Room

22'8" x 15'11"

A versatile space that could be used as a family reception room, cinema room, home gymnasium, double glazed door to the garden, bi fold doors, resin floor with under floor heating,

Utility

7'7" x 5'10"

Plumbed for washer, recess spot lighting, extractor, access to the plant room, resin floor with under floor heating,

Plant Room

5'11" x 8'9"

service access to the under floor heating controls, hot water tank.

Externally

Externally there is parking to the front of the property and to the rear a garden that enjoys stunning views over Sunderland.

AGENTS NOTES

Please note that the property is not finished nor have building regulation sign off.

A list of items required to gain sign off and complete the property are available on request.

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

TENURE

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

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

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

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