



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## LAUREL GROVE, SUNDERLAND

£209,950

We offer to the market this 4 bed semi detached house located on Laurel Grove in Tunstall offering a popular and convenient location providing easy access to local shops, schools and amenities as well as being within easy reach of Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Rear Passage, Shower Room, Rear Vestibule, Dining Room & Kitchen/ Breakfast Room. To the First Floor there are 4 bedrooms and Bathroom. Externally the property has a front garden with artificial lawn and paved area accessed via double gates, to the rear there is a lawned garden with bushes, decking area, paved area and side gate.

Viewing of this property is highly recommended.

Semi Detached

3/4 Bedrooms

Living Room & Dining Room

Kitchen

Bathroom & Shower Room

Rear Garden

Must Be Viewed

EPC Rating D

MICHAEL HODGSON  
estate agents & chartered surveyors



## LAUREL GROVE, SUNDERLAND

£209,950

---

### Entrance Hall

The Entrance hall has stairs to first floor with Ash staircase, radiator, cupboard under stairs

### Living Room

14'1" x 18'0"

Front facing Living Room having a double glazed window, feature fireplace with electric fire, doors to access dining room

### Rear Passage

Storage cupboard with floor mounted gas boiler

### Shower Room

Suite comprising low level WC, wall hung wash hand basin, shower, two double glazed window

### Rear Vestibule

Storage cupboard, door to rear

### Dining Room

11'6" x 12'10"

Feature fireplace with electric fire, radiator, double doors to kitchen

### Kitchen

21'10" max x 9'0" max

The kitchen has a range of floor and wall units, integrated oven, gas hob with extractor over, stainless steel sink, plumbed for washer, space for dishwasher, radiator, two double glazed windows, door to rear

### First Floor

Landing, double glazed window, loft access, storage cupboard

### Bedroom 1

12'7" x 11'5"

Rear facing, storage cupboard used as a walk in wardrobe, double glazed window

### Bedroom 2

11'11" x 11'8" max

Front facing, double glazed window, radiator

### Bedroom 3

8'11" x 8'11"

Front facing, double glazed window, radiator

### Bedroom 4 / Office

7'6" x 9'3" max

Rear facing, two double glazed windows, radiator, storage cupboard

### Bathroom

Suite comprising low level WC, pedestal basin, bath with shower over, double glazed window, radiator

### Externally

Externally the property has a front garden with artificial lawn and paved area accessed via double gates, to the rear there is a lawned garden with bushes, decking area, paved area and side gate.

### 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 C

# 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)

