



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

SUMMERHILL, SUNDERLAND

£399,950

We are delighted to offer for sale this superb extended family home situated in Middle Herrington off Durham Road boasting a superb commuting location with road links to Sunderland City Centre and the A19, in addition to schools including East Herrington Primary, and local amenities. The generous living accommodation will not fail to impress all who view and briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Dining Room, Conservatory, Kitchen/ Breakfast Room, Utility and to the First Floor 4 Bedrooms, En Suite to Bedroom 1 and a Family Bathroom. There is a Loft Room access via stairs the first floor landing. Externally the property is accessed via an electrically operated gate opening to a front lawned garden with block paved driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio, lawn, stocked borders, paved patio area and decking to the rear of the garden. Viewing of this lovely home is highly recommended to fully appreciate the space and location on offer.

Semi Detached House
Living Room
Bathroom & En Suites
Double Garage

4 Bedrooms
Dining Room
Conservatory
EPC Rating: TBC



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

SUMMERHILL, SUNDERLAND

£399,950

Entrance Vestibule

Tiled floor, double glazed door leading to inner hall.

Inner Hall

Radiator, Amtico flooring, stairs to the first floor.

Living Room

16'1" to bay x 13'10"

The living room has a double glazed window to the front elevation, radiator in the bay, Amtico flooring, feature fire with gas fire.

Dining Room

13'1" x 13'11"

The dining room has Amtico flooring, radiator, double glazed french doors to the conservatory.

Conservatory

13'3" max x 9'5" max

The conservatory has a range of double glazed windows, double radiator, double glazed french doors to the garden.

Kitchen / Breakfast Room

15'5" max x 19'9" max

The kitchen has range of floor and wall units, granite worktops with matching splashbacks, Belfast sink with mixer tap, integrated dishwasher, Amtico flooring, double glazed window, double glazed french doors to the rear garden, wine rack, range cooker, two radiators,

Utility

8'10" x 7'1"

The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, wall mounted gas central heating boiler, door to the garden, radiator.

First Floor

Landing.

Bedroom 1

21'11" max x 18'0" max

Front facing, double glazed bay window, range of fitted wardrobes, two radiators, double glazed french doors to the rear elevation opening to a balcony that overlooks the rear garden.

En Suite

White suite comprising of a low level WC, pedestal basin, towel radiator, two double glazed windows, Amtico flooring, recessed spot lighting, extractor, freestanding roll top bath with claw feet, and a mixer tap with shower attachment, shower cubicle.

Bedroom 2

12'5" max x 15'11" max

Front facing, double glazed bay window, radiator in bay, range of fitted wardrobes with inset drawers and matching dressing table.

Bedroom 3

12'5" max x 12'10" max

Rear facing, double glazed bay window, radiator in bay.

Bedroom 4

9'8" x 8'1"

Front facing, double glazed window, radiator.

Bathroom

Modern White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, wall hung wash hand basin, chrome towel radiator, tiled walls and floor, double glazed window, recessed spot lighting, extractor, freestanding bath with mixer tap and shower attachment, walk in shower with rainfall style shower head and an additional shower attachment.

Loft Room

Accessed via stairs from the first floor, t fall roof in part, Velux style window.

Double Garage

Integral double garage accessed via an electric roller shutter.

Externally

Externally the property is accessed via an electrically operated gate opening to a front lawn garden with block paved driveway leading to the house and garage and to the rear is a lovely garden having a block paved patio, lawn, stocked borders, paved patio area and decking to the rear of the garden.

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

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

