



MICHAEL HODGSON

estate agents & chartered surveyors



HAMPDEN ROAD, SUNDERLAND

£259,950

We offer to the market this immaculately presented 3/4 bedroom dormer cottage. Situated on Hampden Road in the desirable area of Roker. Located close to local schools, shops and amenities as well as Roker Sea front and road links to Sunderland City Centre. This beautiful property briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen Rear Passage, Wc, Bathroom and ground floor bedroom currently being used as a home office. To the first floor there are currently 2 Bedrooms (one of the bedrooms has been converted from 2 bedrooms). Externally the property has a front forecourt whilst to the rear there is a yard with decking area and outhouse accessed via double glazed French doors. Viewing of this property is highly recommended.

Dormer Cottage

3/4 Bedrooms

Living Room & Dining Room

Bathroom & Wc

Rear Yard

Beautifully Present

Viewing Recommended

EPC Rating D



HAMPDEN ROAD, SUNDERLAND

£259,950

Entrance Hall

The Entrance Hall has stairs to the first floor, radiator, Karndean flooring.

Bedroom/ HomeOffice

12'7" x 7'8"

Currently used as a home office having a rear facing double glazed window, radiator, coving to ceiling, desk and shelving unit.

Living Room

14'11" to bay x 15'4" max

The living room has a front facing double glazed bay window, radiator, feature fire place with electric fire, double doors to the dining room, Karndean flooring.

Dining Room

14'6" max x 15'7" max

The dining room has a rear facing, double glazed window, radiator, cupboard and shelving in alcoves, Karndean flooring.

Kitchen

The kitchen has a range of floor and wall units quartz worktops and splashback, cupboard with wall mounted gas central heating boiler, integrated dishwasher, space for a range style cooker with extractor over, integrated fridge and freezer, double glazed window.

Rear Passage

Door to the rear yard, storage cupboard/ Pantry.

WC

white suite comprising low level WC, wash hand basin on a vanity unit, double glazed window, recessed spot lighting, radiator.

Bathroom

Suite comprising of a free standing bath with shower attachment, corner shower, double glazed window, recessed spot lighting, radiator.

First Floor

Landing with storage cupboard.

Bedroom

17'1" max x 9'6" max

This room has been converted from 2 bedroom in to 1 having two rear facing double glazed windows and two radiators.

Bedroom

11'7" max x 9'8" max

Front facing, bedroom having a double glazed window, radiator, walk in wardrobe with recessed spot lighting.

Externally

Externally there is a front forecourt and a rear yard with decking area with outhouse the outhouse is accessed via double glazed doors and is plumbed for a washer.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band A.

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

