MICHAEL HODGSON

estate agents & chartered surveyors

HOYLE FOLD, SUNDERLAND
£210,000

This well presented 3 bed semi detached house situated on Hoyle Fold in Thirstley Wood which commands a superb location providing easy access to Doxford International, the A19, local shops, schools and amenities as well as being within reach of Sunderland City Centre. The property benefits from contemporary decor and spacious living accommodation briefly comprises of: Entrance Vestibule,Sitting / Reception Room (formerly the garage) Living Room, Kitchen / Dining Room and to the First Floor there is a Landing, 3 Bedrooms, En Suite and a Family Bathroom. Externally there is a front garden and driveway and to the rear is a garden with multiple decking areas and an inset lawn. Viewing of this lovely home is highly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Bathroom & En Suite
- Lovely Property
- Viewing Advised
- EPC Rating:C

HOYLE FOLD, SUNDERLAND
£210,000

Entrance Hall
Double glazed window, laminate floor.

Reception Room
12'10" x 7'7"
A versatile room that was previously the garage having a double glazed window to the front elevation, laminate floor, radiator, recessed spot lighting, storage cupboard.

Living Room
11'6" x 14'5"
The living room has a double glazed bay window to the front elevation, laminate floor, radiator.

Kitchen / Dining Room
19'9" max x 12'11" max
The kitchen / dining room spans the full width of the house having a double glazed window and double glazed French doors leading to the rear garden, radiator, laminate floor, stairs to the first floor, recessed spot lighting.

The kitchen has a range of floor and wall units, tiled splashback, sink and mixer tap, integrated washing machine, integrated fridge freezer, electric oven, electric hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated dishwasher.

Bedroom 1
14'2" x 9'10"
Rear facing, double glazed window, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin, corner shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, radiator, recess spot lighting.

Bedroom 2
11'0" x 10'0"
Front facing, double glazed window, radiator.

Bedroom 3
8'4" x 9'11"
Front facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, radiator.

Externally
Externally there is a front garden and driveway and to the rear is a garden with multiple decking areas and an inset lawn.

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is Leasehold for a term of 99 years from 1 November 1989 Any prospective purchaser should clarify this with their Solicitor

MICHAEL HODGSON

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

RICS