



MICHAEL HODGSON
estate agents & chartered surveyors
for sale
0191 5657000
www.michaelhodgson.co.uk

MICHAEL HODGSON

estate agents & chartered surveyors



BRIERFIELD GROVE, SUNDERLAND

£175,000

This 3 bedroom semi detached house is available with NO ONWARD CHAIN. Situated on Brierfield Grove in High Barnes the property is close to local schools, shops and amenities as well as road links to Sunderland City Centre and the A19. The property is in need of some modernisation and briefly comprises of Entrance Hall, Living Room/ Dining Room, kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front lawned garden and driveway leading to the garage. to the rear there is a lawned garden with boarders and patio area. Viewing of this property is highly recommended.

Semi Detached House

3 Bedrooms

Living Room/ Dining Room

Rear Garden

Garage

No Onward Chain

Viewing Recommended

EPC Rating: C



BRIERFIELD GROVE, SUNDERLAND

£175,000

Entrance Hall

Stairs to the first floor, cupboard under the stairs, radiator.

Living Room/Dining Room

11'2" max x 21'5" max

The living/dining room has a front facing and rear facing double glazed window, two radiators.

Kitchen

8'5" max x 7'4" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, electric hob, integrated fridge freezer, double glazed window, door to the garage.

First Floor

Landing with double glazed window.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over. loft access, double glazed window, towel radiator.

Bedroom 1

11'10" to bay x 8'2" max

Front facing, double glazed windows, radiator, range of fitted wardrobes.

Bedroom 2

9'7" x 8'2"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3

7'1" x 6'4"

Front facing, double glazed window, radiator, built in cabin bed.

Garage

Accessed via an up and over door, door to the rear, plumbed for washing machine, wall mounted gas central heating boiler.

Externally

Externally the property has a front lawned garden and driveway leading to the garage. to the rear there is a lawned garden with borders and patio area.

COUNCIL TAX

The Council Tax Band is Band B.

TENURE

We are advised by the Vendors that the property is Leasehold. 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, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

