



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



SUMMERHILL, SUNDERLAND

£495,000

We are delighted to bring to the market this superb 4 bed detached property nestled in an enviable position on the Summerhill in Middle Herrington which offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. The property offers generous yet versatile living space that will not fail to impress all who view briefly comprising of: Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and an En Suite. Externally the property is accessed via gravelled driveway leading to the house and double garage. To the front elevation there is a lovely seating area and to the rear a superb garden having a mature planting with lawn, raised borders, decking area, paved patio and a small courtyard to one side in addition to a brick built outhouse/bar. Viewing is unreservedly recommended to fully appreciate the home on offer.

- | | |
|---------------------|-------------------------|
| Detached House | 4 Bedrooms |
| 3 Reception Rooms | Kitchen & Utility |
| Bathroom & En Suite | Double Garage & Gardens |
| Superb Property | EPC Rating: TBC |



SUMMERHILL, SUNDERLAND
£495,000

Entrance Hall
The entrance hall has a tiled floor, radiator with cover, stairs to the first floor.

Living Room
14'9" x 13'0"
The living room has two double glazed windows, laminate floor, fireplace with gas fire, radiator, leading to:

Sitting Room
14'9" x 13'0"
A light and airy room having three double glazed windows, parquet style floor, double radiator, multi fuel stove, sky light.

Dining Room
10'2" x 12'9"
The dining room has a double radiator, laminate floor, patio door leading to the front garden.

Kitchen
8'4" x 23'3"
The kitchen has a range of floor and wall units, radiator, granite worktops, two double glazed windows, stainless steel sink and drainer with mixer tap, range cooker, integrated dishwasher, wine rack.

Utility
14'8" x 26'2"
Floor and wall units, radiator, laminate floor, double glazed window, loft access with ladder access up to a useful loft storage space.

WC
Low level WC, wash hand basin, double glazed window.

First Floor
Landing, cupboard with wall mounted gas central heating boiler, walk-in style cupboard.

Bedroom 1
13'8" x 13'0"
Range of mirror fronted fitted wardrobes, radiator, under floor heating, double glazed French doors to the garden.

En Suite
White suite comprising of a low level WC, wash hand basin sat on a vanity unit, walk in shower.

Bedroom 2
14'9" x 9'9"
T fall roof in part, velux style window, radiator, mirror fronted fitted wardrobe.

Bedroom 3
14'9" x 11'6"
T fall roof in part, velux style window, range of fitted wardrobes.

Bedroom 4
13'1" max x 16'9" max
T fall roof in part, double glazed window, mirror fronted fitted wardrobe.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, radiator, bath with shower over.

Externally
Externally the property is accessed via gravelled driveway leading to the house and double garage. To the front elevation there is a lovely seating area and to the rear a superb garden having a mature planting with lawn, raised borders, decking area, paved patio and a small courtyard to one side in addition to a brick built outhouse/bar.

Double Garage
Double garage accessed via an up and over garage door.

COUNCIL TAX
The Council Tax Band is Band F.

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, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

