



M I C H A E L H O D G S O N

estate agents & chartered surveyors



BERRYFIELD CLOSE, SUNDERLAND

£795 Per Month

An immaculately 3 bedroomed semi detached house situated on Berryfield Close on The Downs which commands an excellent location providing easy access to the A19, Doxford International Business Park, local shops, schools and amenities. The property benefits from gas central heating, double glazing, contemporary décor and living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Garden Room, Kitchen Utility and to the First Floor, Landing, 3 Bedrooms, Bathroom. Externally there is a front garden, side driveway and to the rear is a lovely garden enjoying a multi levelled paved garden and stocked boarders in addition to an open aspect to the rear. Viewing of this superb home is highly recommended to fully appreciate the space, home and location on offer. No Pets

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Garden Room

Kitchen & Utility

Viewing Advised

EPC Rating: TBC



BERRYFIELD CLOSE, SUNDERLAND

£795 Per Month

Entrance Hall

Double glazed window, radiator, stairs to the first floor, Karndean flooring.

Living Room

13'10" x 12'6"

The living room has a double glazed window to the front elevation, double radiator, Karndean flooring, cupboard under stairs.

Dining Room

9'11" x 7'5"

The dining room has Karndean flooring, radiator, double glazed French doors opening to the garden room.

Kitchen

10'2" x 8'0"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, Belfast sink and mixer tap, radiator, gas hob, electric oven, radiator, Karndean floor, double glazed window.

Utility

12'1" x 7'10"

Formally part of the garage, wall mounted gas central heating boiler, recessed spot lighting, door to the rear garden.

Garden Room

11'6" x 7'0"

A lovely room having a double glazed window to the rear elevation, double glazed French door opening to the garden, coving to ceiling.

First Floor

Landing, loft access.

Bedroom 1

8'10" x 13'0"

Front facing, double glazed window, radiator, range of fitted wardrobes with inset dressing table, laminate floor.

Bedroom 2

9'1" x 11'5"

Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3

7'6" x 5'8"

Front facing, double glazed window, radiator, storage cupboard.

Bathroom

Luxury white suite comprising low level wc, pedestal basin with mixer tap, chrome towel radiator, bath with mixer tap and rainfall style shower head over with an additional shower attachment, double glazed window, tiled walls, recessed spot lighting, extractor, laminate floor, recessed spot lighting, storage cupboard.

Externally

Externally there is a front garden, side driveway and to the rear is a lovely garden enjoying a multi levelled paved garden and stocked borders in addition to an open aspect to the rear

Garage

reduced size garage accessed via a roller shutter, the garage has been converted in part to a utility room

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

