



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BROOKSIDE GARDENS, SUNDERLAND
£385,000

We welcome to the market this immaculately presented and extended 5 bed house that is nestled within a mid terraced position on Brookside Gardens which is a private road in the Ashbrooke Conservation area that offers a peaceful and tranquil setting with lovely views from the front elevation over the private gardens and beyond. The property has been meticulously modernised and improved by the current owners and will not fail to impress double glazing and gas central heating

The generous living accommodation briefly comprises of: Entrance Porch, Entrance Hall, Living Room/ Dining Room and Kitchen. To the First Floor there is a WC and 3 Bedrooms and to the Third Floor Wet Room, 2 Bedrooms and Office/ Study. Externally there is a front lawned garden and to the rear a paved yard accessed via an electric roller shutter providing off street parking in addition to a lawned garden opposite the property. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- | | |
|--------------------------|-----------------------|
| Terrace House | 5 Bedrooms |
| Three Floors | Sought After Location |
| Additional Lawned Garden | Rear Yard |
| Must Be Viewed | EPC Rating: D |

MICHAEL HODGSON
 estate agents & chartered surveyors



MICHAEL HODGSON
 estate agents & chartered surveyors

MICHAEL HODGSON
 estate agents & chartered surveyors

MICHAEL HODGSON
 estate agents & chartered surveyors

MICHAEL HODGSON
 estate agents & chartered surveyors

BROOKSIDE GARDENS, SUNDERLAND

£385,000

Entrance Porch

Leading to:

Entrance Hall

The Entrance Hall has stairs leading to the First Floor, radiator, coving to ceiling, cupboard under stairs with access to a cellar, tiled floor.

Living Room/ Dining Room

14'2" max x 36'3" max to bay

An immaculate Living Room/ Dining Room having a front facing double glazed bay window, brick fireplace with multi fuel stove, double glazed French doors to the rear, radiator, feature fireplace with open fire, partially paneled walls and coving to ceiling.

Kitchen

19'10" max x 10'3" max

The Kitchen has a range of floor units, integrated double oven, integrated washing machine and dishwasher, fridge/freezer, sink and drainer with mixer tap, central island with storage under, 2 wine coolers, electric hob, cupboard with wall mounted gas central heating boiler, radiator, tiled floor, recessed spot lighting in part, impressive vaulted ceiling with exposed brick, 2 double glazed windows, bi folding door to the rear.

First Floor

Landing having a double glazed window and radiator.

Wc

Low level wc, wall hung wash hand basin, chrome radiator, double glazed window.

Bedroom

14'2" x 12'1" max

Rear facing bedroom having an exposed brick feature wall, feature fireplace, free standing bath with mixer tap and shower attachment.

Bedroom

18'2" to bay x 12'7" max

Front facing, double glazed bay window, radiator, feature fireplace, coving to ceiling.

Bedroom

6'6" x 11'4"

Front facing, double glazed window, radiator, coving to ceiling.

Second Floor

Wet Room

Suite comprising low level wc, 2 wall hung wash hand basins, set room style shower, double glazed window, recessed spot lighting, tiled walls and floor.

Bedroom

12'4" max x 15'0" max

T-fall roof in part, double glazed windows, radiator, storage under eaves.

Bedroom

14'9" max x 15'9" max

Double glazed window, t-fall roof in part- radiator, storage under eaves.

Study/ Home Office

4'1" x 7'8"

T-fall roof in part, velux style window, radiator.

Externally

Externally there is a front lawned garden and to the rear a paved yard accessed via an electric roller shutter providing off street parking in addition to a lawned garden opposite the property.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

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

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

