



MICHAEL HODGSON

estate agents & chartered surveyors



THE RIVERSIDE, HEBBURN

Offers Over £530,000

A rare opportunity to acquire a magnificent executive detached home in this wonderful and unique location at Hebburn Quay with panoramic views over the industrious River Tyne. Superbly well presented and with an additional first floor contemporary styled lounge with balcony taking in the colourful and expansive Tyne views. The home offers versatile accommodation with up to five bedrooms, although one is currently a super home office, comes with wardrobes and an ensuite to the main bedroom, a super family bathroom with extensive tiling, whilst to the ground floor is a living room, dining room, fitted kitchen diner with both access to the garage and to a utility and cloaks WC. There are lovely large gardens with patio areas designed to catch the summer sun, a double garage and double drive. One not to be missed!

Detached House

5 Bedrooms

Living Room & Dining
Room

Kitchen / Diner

First Floor Lounge

Superb Property

Viewing Advised

EPC Rating: C



THE RIVERSIDE, HEBBURN

Offers Over £530,000

Entrance Hall

Via a composite front door through to the hall with stairs to the first floor, cupboard under, double doors to the living room, laminate floor, spot lights and an anthracite radiator

Living Room

Bay window with views towards the River Tyne, Feature fire surround with real flame gas fire, spot lights , double doors to the dining room and an anthracite radiator

Dining Room

French doors to the garden, spot lights and anthracite radiator window overlooking the rear garden, the room makes a lovely home office or bedroom five, has LVT floor, spot lights and a radiator

Kitchen diner

Fitted with a range of wall, base units and contrast work surfaces housing a sink unit, gas hob with oven under and extractor hood over, integral fridge freezer and dishwasher, tiled splash backs, French doors to the garden, spot lights , LVT floor and an anthracite radiator

Utility

Base unit and worktop housing a sink unit, space for appliances , tiled splash backs, LVT floor and a radiator

Cloaks WC

Vanity unit with wash basin, WC, half tiled walls, LVT floor and a towel radiator

First floor

Landing with built on cupboard, loft access via hatch and ladder. Glazed panel and door to the first floor lounge

Lounge

Absolutely stunning room with large glazed window wall and patio doors to take in the River Tyne view and access the balcony. There are spot lights, LVT floor and an anthracite radiator.

Balcony

Glazed balcony to maximise the view and catch the afternoon sun, external power and lighting

Bedroom 1

Bay window with view of the River Tyne,

En Suite

A stylish en suite with shower enclosure having both drencher and hair washing shower heads, display niches with lighting, mirrored wall, vanity unit with wash basin, WC, partial wall tiling, tiled floor, spot lights and anthracite towel radiator

Bedroom 2

Radiator

Bedroom 3

Radiator

Bedroom 4

Radiator

Bedroom 5/office

Off the lounge with a floor to ceiling glazed window overlooking the rear garden, the room makes a lovely home office or bedroom five, has LVT floor, spot lights and a radiator

Bathroom

A superb family bathroom with a shower bath with mixer shower having both drencher and hair washing shower heads, shower screen, wash basin and WC, mirrored wall, tiled walls and floor, spot lights and chrome towel radiator

Double Garage

Twin electric roller doors, a range of wall, base units and work surfaces, power and light

External

Double drive to the front in this cul de sac style setting with fabulous

frontage towards the River Tyne. Generous rear enclosed gardens with patio area, mature planting and lawns. There's a raised rear patio to maximise the summer sun

TENURE

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

COUNCIL TAX

The Council Tax Band is Band E

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

