



MICHAEL HODGSON

estate agents & chartered surveyors

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HOLMLANDS PARK SOUTH, SUNDERLAND £320,000

We offer to the market a superb 4 bed terraced house situated on the highly sought after Holmlands Park South in Ashbrooke providing convenient access to shops, schools, Sunderland City Centre, amenities as well as excellent transport links. The property benefits from many original features and charm and briefly comprises of Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen/ Breakfast Room and to the First Floor, Bathroom, WC, 4 Bedrooms one with En Suite. Externally the property has a front forecourt whilst to the rear there is a paved yard accessed via an electric roller shutter for offer street parking and shed. Viewing of this property is highly recommended.

Terraced House

4 Bedrooms

2 Reception Rooms

Bathroom & En Suite

Sought After Location

Freehold | Tax Band D

Viewing Advised

EPC Rating: TBC



HOLMLANDS PARK SOUTH, SUNDERLAND

£320,000

Entrance Vestibule

The Entrance Vestibule has a tiled floor, leading to Inner Hall.

Inner Hall

Having a tiled floor, stairs to the first floor, two radiators, coving to ceiling, and shelving under the stairs.

Living Room

16'0" to bay x 16'11" max

The Living Room has a front facing double glazed bay window, radiator and feature fireplace with gas fire.

Dining Room

16'0" max x 14'4"

Rear facing Dining Room having a double glazed window, radiator and feature fireplace.

Kitchen/ Breakfast Room

18'7" max x 10'9" max

The Kitchen has a range of floor and wall units integrated dishwasher, integrated fridge/ freezer, integrated microwave, cupboard space for washer and dryer, space for a Range style cooker with extractor over, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, Carion work tops, radiator, two double glazed windows, tiled floor, recessed spot lighting, door to the rear.

First Floor

Landing with storage cupboards.

Bedroom 1

16'3" to bay x 14'7" max

Front facing double glazed bay window, radiator, t-fall roof in part.

Bedroom 2

14'2" max x 13'4" max

Rear facing bedroom having a double glazed window, feature fireplace, storage cupboard, radiator, t-fall roof in part.

En Suite

Suite comprising wc and wash hand basin on storage unit, shower, chrome towel radiator, recessed spot lighting, t-fall roof in part.

Bedroom 3

8'9" max x 11'4" max

Double glazed window, radiator, feature fireplace, t-fall roof in part.

Bedroom 4

9'3" max x 6'10" max

Front facing, double glazed window, radiator. t-fall roof in part.

Bathroom

Suite comprising wash hand basin, free standing roll top bath, chrome towel radiator, double glazed window, t-fall roof in part, tiled walls.

Wc

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

Externally

Externally the property has a front forecourt whilst to the rear there is a paved yard accessed via an electric roller shutter for off street parking and shed.

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 D

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

