



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

estate agents & chartered surveyors



BRAMBLE RISE, SUNDERLAND

£265,000

We welcome to the market this neatly presented modern 4 bed detached house that will not fail to impress all who view being situated on the newly constructed Potters Hill development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from stylish decor, gas central heating, double glazing and many extras of note. The internal living space briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor 4 Bedrooms one with En Suite and a Family Bathroom. Externally there is a front lawned garden whilst to the rear is a lovely garden having a lawn, patio area, side gate, access to the garage and rear paved driveway. Viewing of this stunning home is highly recommended to fully appreciate the space and home on offer.

Detached House

4 Bedrooms

Living Room

Bathroom & En Suite

Garage & Gardens

Tax Band D

Freehold

EPC Rating D



BRAMBLE RISE, SUNDERLAND

£265,000

Entrance Hall

The Entrance Hall has a radiator and stairs to the first floor

Living Room

Front facing Living Room having a box bay double glazed window, radiator, provision for wall mounted tv.

Kitchen/Dining Room

17'7" max x 11'10"

The Kitchen has a range of wall and floor units, integrated double oven, wine cooler, gas hob with extractor over, sink and drainer with mixer tap, integrated fridge, freezer, dishwasher, washing machine, double glazed window, double glazed French door to the rear garden, storage cupboard, radiator

WC

Low level WC, pedestal basin, double glazed window, radiator

First Floor

Landing having a double glazed window, radiator, loft access, storage cupboard with wall mounted gas central heated boiler

Bedroom 1

13'7" max to bay x 10'10" max

Front facing box bay double glazed window, fitted wardrobes with sliding doors, radiator

En Suite

Suite comprising of low level WC, wall hung hand wash basin, shower, radiator, double glazed window

Bedroom 2

8'8" x 9'5"

Rear facing, double glazed window, radiator, fitted wardrobes with sliding doors

Bedroom 3

5'11" max x 12'1" max

Double glazed window, radiator, fitted wardrobes with sliding doors

Bedroom 4

6'6" ,157'5" x 8'7"

Double glazed window, radiator

Bathroom

Suite comprising of low level WC, wall hung wash hand basin, double glazed window, radiator, bath with shower over

Externally

Externally there is a front lawned garden whilst to the rear is a lovely garden having a lawn, patio area, side gate, access to the garage and rear paved driveway.

Garage

Single detached garage with up and over door.

The rear of the garage has been converted into a utility area having a floor unit, space for a dryer and wall mounted electric panel heater

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

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

