



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BECKWITH ROAD, SUNDERLAND £360,000

Michael Hodgson are delighted to welcome to the market this superb 6 bed greatly extended semi detached house that has undergone a comprehensive range of modernisation and improvement that will not fail to impress all who view. The property benefits from gas central heating, double glazing, a new kitchen, contemporary bathroom suites, fantastic open plan kitchen / dining room and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting / Family Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and En Suite to Bedroom 1 and to the Second Floor, 2 Bedrooms. Externally there is a front gated block paved driveway providing off street parking whilst to the rear is a garden with block paved patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

6 Bedrooms

Living Room

Sitting / Family Room

Kitchen / Dining Room

Bathroom & En Suite

No Chain Involved

EPC Rating: TBC

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

BECKWITH ROAD, SUNDERLAND

£360,000

Entrance Hall

The entrance hall has a LVT herringbone style floor, radiator, cupboard under the stairs.

Living Room

15'9" to bay x 12'3"

The living room has a double glazed bay window to the front elevation, radiator, coving to ceiling, feature fire with gas fire.

Sitting Room / Family Room

The sitting room / family room has a herringbone style LVT floor, radiator, double glazed window, double glazed patio door to the rear garden, fireplace with tiled hearth and an electric stove styleheater.

WC

Low level WC, wash hand basin with mixer tap sat on a vanity unit, tiled floor.

Kitchen/Dining Room

28'8" max x 10'9"

The kitchen/dining room spans the full depth of the house having a double glazed bay window to the front elevation, double glazed window to the rear elevation, recessed spot lighting, radiator, door to the side, herringbone style LVT flooring.

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, integrated fridge, freezer, microwave oven, electric oven, electric hob with extractor over.

First Floor

Landing

Bedroom 1

23'7" max x 11'1"

An impressive bedroom having a vaulted style ceiling incorporating a Velux style window, double glazed window to the side elevation, double glazed bay window.

En Suite

New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, towel radiator, tiled walls and floor, walk in shower with rainfall style shower head and an additional shower attachment.

Bedroom 2

16'2" to the bay x 10'8"

Front facing, double glazed bay window, radiator.

Bedroom 3

12'0" x 10'8"

Rear facing, double glazed window, radiator.

Bedroom 4

8'2" x 7'9"

Front facing, double glazed window, radiator

Bathroom

New white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with a rainfall style shower head and an additional attachment, tiled walls and floor, towel radiator, double glazed window, reccessed spot lighting, extractor

Second Floor

Landing, velux style window.

Bedroom 5

17'1" max x 7'9" max

2 Velux style windows, radiator, t-fall roof

Bedroom 6

8'4" max x 14'10" max

2 Velux style windows, radiator, t-fall roof

Externally

Externally there is a front gated block paved driveway providing off street parking whilst to the rear is a garden with block paved patio area and lawn.

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 C

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

