



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MOWBRAY ROAD, SUNDERLAND

£475,000

We are delighted to welcome to the market this exceptional 5 bed end terraced 4 storey town house situated on Carton Terrace on Mowbray Road which offers a superb location on the fringe of the Ashbrooke Conservation Area commanding easy access to Sunderland City Centre, excellent transport links as well as access to local shops and amenities. Westfield Hall is finished to an exacting standard showcasing many period features and charm whilst offering a high specification that will not fail to impress. The property itself is meticulously considered and modernised and features a stunning décor, bathrooms fitted with Porcelanosa suites, a superb upgraded kitchen set in a fantastic open plan Kitchen / Dining / Family Room plus many extras of note. The generous yet versatile living accommodation is arranged over four floors and briefly comprises of: Entrance Hall, Living Room, Dining Room, WC / Cloaks and to the Lower Ground Floor a Open Plan Kitchen / Dining / Family Room and to the First Floor, Landing, Master Bedroom with En Suite and Walk in Wardrobe, Bedroom 2 with En Suite and to the Second Floor, Landing, 3 Bedrooms and a Family Bathroom. Externally there is a front lawned garden whilst to the rear is a superb courtyard garden having a block paved patio area and access to a useful store room. Viewing is highly recommended to fully appreciate the specification, home, space and location on offer.

End Terrace House

5 Bedrooms

Bathroom & 2 En Suites

Exceptional Property

Over 4 Floors

Living Room / Dining Room

Stunning Kitchen / Family Room

EPC Rating: C



MOWBRAY ROAD, SUNDERLAND
£475,000

Entrance Hall
A grand entrance hall having a radiator, Herringbone style LVT flooring, stairs to the first floor and lower ground floor in addition to access to the rear.

Living Room
19'7" to bay x 17'0"
The formal living room has a radiator, herringbone style LVT flooring, coving to ceiling, bay window to front elevation incorporating timber framed double glazed windows.

Dining Room
15'4" x 18'11" to bay
The dining room is rear facing having a timber framed double glazed to rear elevation, LVT herringbone style floor, radiator.

WC
White suite comprising of a low level WC, radiator, part tiled wall, LVT herringbone style floor, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting, extractor.

Lower Ground Floor
Stairs down from the entrance hall

Kitchen / Dining / Family Room
41'3" x 22'11" max
A stunning open plan room with having a herringbone style LVT floor, timber framed double glazed bay window, 3 radiators.

The kitchen has a bespoke range of floor and wall units, granite worktops, integrated fridge, freezer, washing machine, dishwasher, double Belfast sink, 2 electric ovens, microwave oven, stairs to the first floor, central island with granite worktops, induction hob with extractor, double glazed french doors to the rear garden, recessed spot lighting, storage cupboard with wall mounted gas central heated boiler.

First Floor
Landing, double glazed window to the rear elevation, storage cupboard, radiator.

Bedroom 1
19'8" max x 14'9"
Front facing, timber framed double glazed bay window, walk in wardrobe, radiator.

Walk in Wardrobe
6'8" x 7'8"
Accessed from bedroom 1.

En Suite
White suite comprising of a Porcelanosa low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style shower head, recessed spot lighting, chrome towel radiator, tiled walls and floor.

Bedroom 2
14'0" x 11'2"
Rear facing, double glazed window, radiator.

En Suite
White suite comprising of a low level WC, wall hug wash hand basin with a mixer tap, sat on a vanity unit, tiled floor, towel radiator, shower cubicle with rainfall style shower head, tiled floor and walls, recessed spot lighting.

Second Floor
Landing, radiator.

Bathroom
Porcelanosa white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, 2 double glazed windows, bath with mixer tap and a rainfall style shower head over, recessed spot lighting, extractor.

Bedroom 3
13'11" x 15'3"
Rear facing, two double glazed window, radiator.

Bedroom 4
16'4" max. x 11'5" max
Front facing, double glazed window, radiator.

Bedroom 5
13'0" x 11'11"
Front facing, double glazed window, radiator.

Externally
Externally there is a front lawned garden whilst to the rear is a superb courtyard garden having a block paved patio area and access to a useful store room.

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

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

