



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



PARK PLACE EAST, SUNDERLAND

Offers Over £299,999

This impressive Grade II listed 5 bedroomed house is situated in Park Place East offering a much sought after and desirable position offering easy access to Sunderland City Centre, Mowbray Park in addition to good transport links. The property itself retains many period features and charm whilst boasting generous living accommodation briefly comprising of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, WC, Utility, First Floor, Landing, 2 Bedrooms, Bathroom and to the Second Floor, Landing 2 Bedrooms, a 5th Bedroom / Kitchenette and a Shower Room. There is a lower floor Cellar Room. Externally there is a mature front garden stocked with an abundance of plants, trees and shrubs and lawn whilst to the rear is a double width garage / workshop. Viewing is highly recommended to fully appreciate the home, space and location on offer. There is NO ONWARD CHAIN INVOLVED.

Terraced House

5 Bedrooms

Living Room

Sitting Room

Kitchen / Dining Room

Double Garage /
Workshop

No Chain Involved

EPC Rating: D

MICHAEL HODGSON
estate agents & chartered surveyors



PARK PLACE EAST, SUNDERLAND

Offers Over £299,999

Entrance Hall

The entrance hall has a double radiator, cupboard with wall mounted gas central heating boiler, exposed wood floor

Living Room

16'8" max x 20'9" max

The living room has a bay window to the front elevation incorporating 3 single glazed sash style windows, feature fire with multi fuel stove, coving to ceiling, exposed wood floor.

Sitting Room

15'3" x 18'4" to the bay

Rear facing, multi fuel stove, 3 single glazed sash style windows, double radiator, exposed wood floor

Kitchen/Dining Room

11'10" max x 18'9" max

A lovely room having a vaulted ceiling incorporating 4 velux style windows, single glazed sash style window to the side elevation with inset shutter,

The kitchen has a range of floor and wall units, range cooker with extractor over, 2 cast iron radiators, stainless steel sink with mixer tap, integrated fridge.

WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator.

Utility

6'6" x 11'8"

Tiled floor, plumbed for washer and dryer, sink and drainer with mixer tap, under floor heating.

First Floor

Landing,

WC

WC, radiator, wash hand basin

Bedroom 1

15'5" x 17'3"

Front facing, 2 single glazed sash windows, ornate marble fireplace, exposed wood floor

Bedroom 2

15'1" x 14'3"

Rear facing single glazed single sash window, 2 storage cupboards, ornate feature fire place

Bathroom

Suite comprising of a pedestal basin with mixer tap, shower with rainfall style shower head and additional shower attachment, chrome towel radiator, freestanding roll top bath, extractor, exposed wood floor

Second Floor

Landing, exposed wood floor, storage cupboard

Shower Room

Suite comprising of a wash hand basin with mixer tap, towel radiator, low level WC, shower cubicle

Bedroom 3

14'2" max x 15'3" max

t-fall roof in part, Double radiator, ornate original fireplace,

Bedroom 4

7'8" x 7'8"

t-fall roof in part, radiator, storage under the eaves

Kitchenette/Bedroom 5

15'2" x 8'8"

A versatile room that could be used as a 5th bedroom or kitchenette. Currently there are a range of kitchen / Storage units, skylight, double radiator.

Celler

Stairs down from the inner hall.

Inner Hall

Radaitor.

Cellar Room

14'4" x 13'11"

Double radiator.

Garage/Workshop

26'0" x 21'3"

A superb double width garage / workshop having Velux style window.

Externally

Externally there is a mature front garden stocked with an abundance of plants, tress and shrubs and lawn whilst to the rear is a double width garage / workshop.

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

