



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



OFFERTON, SUNDERLAND

Offers Over £540,000

Welcome to Holly House, a splendid detached residence located in the charming hamlet of Offerton. This impressive property boasts an abundance of space, making it an ideal family home arranged over 3 floors with five generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is designed to create a warm and welcoming atmosphere, allowing for both relaxation and social gatherings.

In addition to the spacious living areas, Holly House offers a superb family bathroom and 4 en suites, in addition to a ground floor WC ensuring convenience and comfort for all residents and visitors. This thoughtful layout is particularly beneficial for larger families or those who frequently host guests. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility and WC whilst to the First Floor there is a Landing, 4 Bedrooms, Family Bathroom and 3 En Suites. To the Second Floor is a Master Suite with Bedroom, En Suite and Dressing Room. Externally there is a front garden, block paved driveway leading to the house and garage whilst to the rear is a lawned garden enjoying exceptional views.

Set in a desirable location, this property combines the tranquillity of a semi rural living with easy access to local amenities and excellent transport links via the A19 and A1(M). Whether you are looking for a peaceful retreat or a vibrant family home, Holly House presents an exceptional opportunity to enjoy a high standard of living.

Do not miss the chance to make this remarkable house your new home.

Detached House

5 Bedrooms

Living Room & Sitting Room

Kitchen / Dining Room

Stunning Property

Over 3 Floors

Bathroom & 4 En Suites

EPC Rating E



OFFERTON, SUNDERLAND

Offers Over £540,000

Entrance Vestibule
Tiled floor, leading to:

Inner Hall
A lovely hallway having an Alarm control panel, wood strip floor with under floor heating, cupboard under the stairs

Living Room
13'0" x 16'7"
The living room has 2 double glazed windows to the front elevation, wood strip floor with under floor heating.

Kitchen / Dining Room
18'9" x 14'0"
The kitchen has a range of floor and wall units, integrated dishwasher, fridge, freezer, microwave oven, electric oven, electric hob with extractor over, double glazed patio doors to the garden.
Central island with breakfast bar, tiled floor with under floor heating.

Sitting Room
20'5" x 11'8"
The sitting room has an Inset log burner, double glazed window and double glazed patio door to the garden, additional large double glazed double glazed window to the side elevation, under floor heating

Utility
8'3" x 6'3"
Floor and wall units, stainless steel sink with drainer with mixer tap, plumbed for washer, recessed spot lighting, extractor.

WC
Low level WC, wall hung wash hand basin with mixer tap, extractor.

First Floor
Landing, 2 double glazed windows to the side elevation, alarm control panel, double glazed window to the front elevation.

Family Bathroom
White suite comprising of a low level WC, bath with mixer tap and

shower over, chrome towel radiator, recessed spot lighting, extractor, wash hand basin with mixer tap, tiled floor and walls.

Bedroom 2
13'10" x 17'1"
Rear facing, double glazed window, under floor heating, range of fitted wardrobes.

En Suite
White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, chrome towel radiator, double glazed window, tiled floor and walls, shower with attachment, recessed spot lighting.

Bedroom 3
15'8" x 13'4"
Front facing, range of fitted wardrobes, double glazed window, under floor heating.

En Suite
Suite comprising of a low level WC, wash hand basin with mixer tap, chrome towel radiator, recessed spot lighting, corner shower cubicle, recessed spot lighting, extractor, tiled floor and walls.

Bedroom 4
13'5" x 9'10"
Front facing, double glazed window, under floor heating, range of fitted wardrobes.

En Suite
White suite comprising of a lo level WC, wash hand basin with mixer tap, shower cubicle, tiled walls and floor, recessed spot lighting, extractor.

Bedroom 5
13'6" x 20'6"
2 Double glazed windows, under floor heating.

Second Floor
Landing.

Bedroom 1
20'9" max x 19'5" max
An impressive master bedroom, rear facing, double glazed window, electric panel heater.

Dressing Room
Range of fitted wardrobes, matching dressing table, 2 velux style windows, electric panel heater.

En Suite
White suite comprising of a low level WC, bidet, wall hung wash hand basin with mixer tap, bath with mixer tap, 2 velux style windows, tiled floor, chrome towel radiator, corner shower cubicle.

Garage
Integral garage accessed via an up and over garage door.

Externally
Externally there is a front garden, block paved driveway leading to the house and garage whilst to the rear is a lawned garden enjoying exceptional views

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 F.

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

