

MICHAEL HODGSON

estate agents & chartered surveyors



LEIGHFIELD DRIVE, SUNDERLAND
£415,000

Michael Hodgson are delighted to welcome to the market this impressive 4 bed detached house situated in a cul-de-sac position on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house has been meticulously improved by the current owners and provides exceptional family living space benefitting from stylish contemporary décor, an impressive kitchen with integrated appliances, upgraded family bathroom and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room (which was formally the Garage), Kitchen / Dining Room, Utility, WC and to the First Floor, 4 Bedrooms, family Bathroom and En Suite to Bedroom 1. Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a lovely garden having a paved patio, lawn and to the rear is an additional patio area. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

- Detached House
- 4 Bedrooms
- Living Room
- Sitting Room (formerly the garage)
- Kitchen / Breakfast Room
- Bathroom & En Suite
- Stunning Property
- EPC Rating: B









LEIGHFIELD DRIVE, SUNDERLAND
£415,000

Entrance Hall
The entrance hall has a Karndean. flooring, radiator, storage cupboard, stairs to the first floor.

Living Room
14'0" x 14'3"
The living room has a double glazed window, radiator, media wall with multi fuel stove, coving to ceiling, Karndean flooring.

Sitting Room
9'2" x 18'11"
The sitting room was formerly the garage but has been converted to provide a reception room with double glazed window, storage cupboard with wall mounted gas central heating boiler, electric radiator.

Kitchen / Dining Room
21'0" max x 18'6" max
An open plan room kitchen / dining room with karndean floor, 2 radiators and bi folding doors to the rear garden.

The kitchen has a comprehensive range of floor and wall units, Dekton worktops, double electric oven, stainless steel sink with mixer tap, integrated dishwasher, breakfast island with deckton worktops, gas hob with extractor over.

Utility
6'0" x 5'6"
Floor and wall units, plumbed for washer, stainless steel sink and mixer tap, karndean floor, door to the rear garden.

WC
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, Karndean flooring, radiator.

First Floor
Landing, airing and storage cupboard.

Bedroom 1
14'1" x 15'11"
Front facing, double glazed window, radiator.

En Suite
Suite comprising of a low level WC, wall hung wash basin with mixer tap, shower with tiled splashback, tiled floor, double glazed window, chrome towel radiator.

Bedroom 2
11'8" x 10'6"
Rear facing, double glazed window, radiator.

Bedroom 3
11'9" x 10'8"
Rear facing, double glazed window, radiator, currently used as a dressing room.

Bedroom 4
10'7" x 10'5"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, tiled walls and floor, towel radiator.

Externally
Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a lovely garden having a paved patio, lawn and to the rear is an additional patio area.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

MICHAEL HODGSON

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

RICS®