



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ABBOTSFORD GROVE, SUNDERLAND £585,000

Nestled on the private road of Abbotsford Grove in Thornhill this delightful 5 bed detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a much sought after location.

As you approach the house via a gated driveway, you will be greeted by its attractive exterior, which hints at the character and charm that lies within. The interior offers a spacious layout, providing ample room for both relaxation and entertaining. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

The kitchen is well-equipped, making it a joy for any home cook to prepare meals. It seamlessly connects to the dining room and garden room, allowing for easy interaction with family and friends during gatherings. The bedrooms are generously sized, offering a peaceful retreat at the end of the day.

Outside, the property features a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. The surrounding area is known for its community spirit, with local amenities, parks, and well respected schools just a stone's throw away, making it a convenient location for everyday living. Externally the property is set on a generous plot having a front there gated driveway leading to the house and providing ample off street parking whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a patio area and extensive lawns. There is a double garage accessed directly from Thornholme Road

In summary, this house on Abbotsford Grove is a wonderful opportunity for anyone looking to embrace a comfortable detached home with its appealing features and prime location, it is sure to attract interest from prospective buyers. Viewing is highly recommended.

- | | |
|------------------------|--------------------|
| Detached House | 5 Bedrooms |
| Living Room | Sitting Room |
| Dining Room | Kitchen & Sun Room |
| Bathroom & Shower Room | EPC Rating: D |



ABBOTSFORD GROVE, SUNDERLAND

£585,000

Entrance Hall
The entrance hall has a wood strip floor, stairs to the first floor, cast iron radiator, french doors to the garden.

Living Room
19'7" max x 13'2" max
The living room has a bay window with 4 timber framed double glazed single sash style windows to the rear elevation overlooking the garden, feature fire with multi fuel stove.

Sitting Room
18'7" max x 15'0" max
A versatile reception room having a bay windows to the rear elevation incorporating 4 timber framed double glazed window, ornate feature fire with open fire, wood strip floor, radiator, fitted window seat.

Dining Room
9'7" x 12'11"
The dining room has two timber framed double glazed windows, radiator, wood strip floor, storage cupboard.

Kitchen
9'10" x 14'2"
The kitchen has a range of floor and wall units, granite worktops, Belfast sink with mixer tap, wood strip floor, 2 timber framed sash style windows.

Garden Room
17'5" x 10'0"
A lovely light and airy room having bi folding doors to the rear garden, radiator, herringbone style karndean floor, 3 velux style windows, recessed spot lighting.

Utility
7'11" x 14'2"
Floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, pantry cupboard.

Study / Boot Room
A versatile room having a radiator, 2 timber framed double glazed windows, storage cupboard.

WC
Low level WC, pedestal basin, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting.

First Floor
Landing, radiator.

Bathroom
Suite comprising of a low level WC, wash hand basin sat on a vanity unit, jacuzzi style bath, towel radiator.

Shower Room
White suite comprising of a low level WC, pedestal basin with mixer tap, tiled walls and floor, recessed spot lighting, extractor, shower cubicle.

Bedroom 1
14'4" x 15'1"
Rear facing, radiator.

Bedroom 2
13'0" x 13'5"
Rear facing.

Bedroom 3
11'10" x 13'4"
Front facing.

Bedroom 4
11'5" x 8'3"
Front facing, mirror fronted wardrobes, radiator.

Bedroom 5
9'4" x 14'3"
Front facing, ornate feature fireplace, radiator, coving to ceiling.

Garage
24'0" x 16'3"
Accessed via an electric roller shutter, wall mounted gas central heating boiler.

Storage Room
Accessed via courtyard, a useful storage room / cupboard

Externally
Externally the property is set on a generous plot having a front there gated driveway leading to the house and providing ample off street parking whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a patio area and extensive lawns. There is a double garage accessed directly from Thornholme Road

COUNCIL TAX
The Council Tax Band is Band G

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

