MICHAEL HODGSON

estate agents & chartered surveyors

BELFORD TERRACE EAST, SUNDERLAND
£575,000

Arguably one of the finest examples of its type this stunning 4 bed terraced house will not fail to impress all who view having been meticulously modernised and improved by the current owners creating a blend of period features and charm with a modern twist. Belford Terrace East is situated in leafy Ashbrooke and commands a much sought after and highly desirable location offering convenient access to Sunderland City Centre, local shops, schools and amenities. The generous yet versatile living space is arranged over 4 floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Cinema Room / Dining Room, WC, Lower Ground Floor - Open Plan Kitchen / Dining / Family Room, Utility, WC and to the First Floor, 3 Bedrooms and a Jack and Jill Style En Suite to Bedrooms 2 & 3 whilst to the second Floor there is a stunning Master Bedroom with En Suite Dressing Room in addition to a Shower Room. Externally there is a front lawned garden with sunken patio area and to the rear is a garden having a patio area with raised artificial grass lawn and access to the garage. Viewing of this simply exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

- Terraced House
- Over 4 Floors
- Shower Room & 2 En Suites
- EPC Rating: TBC
- 4 Bedrooms
- Stunning Property
- Viewing Advised

BELFORD TERRACE EAST, SUNDERLAND
£575,000

Entrance Vestibule
Mosaic tiled floor, having a glass inner door, leading to the inner hall.

Inner Hall
The inner hall has an exposed wood floor, radiator, stairs leading to the first floor and lower ground floor.

Living Room
15'2" max x 21'3" max
The living room has a bay window to the front elevation incorporating 3 double glazed windows, radiator, coving to ceiling.

Cinema Room / Dining Room
13'5" x 14'10"
A versatile room currently used as a home cinema room but could be used as a variety of uses having 3 double glazed windows to the rear elevation, radiator, recessed spot lighting, coving to ceiling.

Rear Hallway
Radiator, door to the rear and stairs to the lower ground floor.

WC
Low level WC, double glazed window, tiled floor, wall hung wash hand basin with mixer tap sat on a vanity unit,

Lower Ground Floor
stairs down from rear passage

Family / Dining Room / Kitchen
A stunning open plan room that spans the full depth of the house having a bay window to the front elevation incorporating 3 timber framed sash style windows, bi folding doors to the rear garden, recessed spot lighting, Karndean flooring with under floor heating.

The kitchen has a range of floor and wall units, electric oven, hob with extractor over, integrated microwave oven with warming drawer, there is a central breakfast island, Silestone worktops, stainless steel sink with mixer tap and hot water tap, high level breakfast bar with inset teppanyaki hot plate.

Utility
15'4" max x 7'1" max
Floor and wall units, stainless steel sink and mixer tap, double glazed window, plumbed for washer and dryer, Karndean flooring with underfloor heating.

WC
Low level WC, wash hand basin with mixer tap sat on a vanity unit, Karndean flooring.

First Floor
Landing, double glazed window to the rear elevation, 2 radiators.

Bedroom 2
16'0" max x 15'5" max
Large double glazed window to the front elevation, exposed wood floor, ornate feature fire, access to the en suite

En Suite
Jack and Jill style en suite accessed via bedroom 2 and 3 comprising of a low level WC, pedestal basin, freestanding roll top bath with claw feet and a mixer tap and a shower attachment, tiled floor, radiator, reccessed spot lighting.

Bedroom 3
15'8" max x 18'8" max
Rear facing, 2 double glazed windows, radiator, storage cupboard, access to the Jack and Jill style en suite.

Bedroom 4
11'2" x 7'4"
Front facing, double glazed window, radiator.

Second Floor
Landing.

Shower Room
Contemporary suite comprising of a low level WC, wall hung wash hand basin with mixer tap, double glazed widow, tiled walls and floor, wet room style walk in shower with rainfall style shower head and an additional shower attachment, chrome towel radiator, reccessed spot lighting.

Bedroom 1
25'1" x 15'3"
A superb open plan master bedroom having a herringbone style floor, radiator, 2 double glazed window to the front elevation, recessed spot lighting opening to the dressing area.

Dressing Area
Dressing area with herringbone style wood floor, reccessed spot lighting, t-fall roof in part, radiator, velux style window.

En Suite
Suite comprising of a low level WC, his and hers wall hung wash hand basins with mixer taps, 2 radiators, shower with walk in his and hers shower heads, 2 velux style windows, double glazed window, freestanding bath with mixer tap and shower attachment, reccessed spot lighting.

Externally
Externally there is a front lawned garden with sunken patio area and to the rear is a garden having a patio area with raised artificial grass lawn and access to the garage.

Garage
Accessed via an electric roller shutter

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

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