



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## LOUGHBOROUGH AVENUE, SUNDERLAND £295,000

We are delighted to welcome to the market this stunning bespoke architecturally designed 2 bed detached home that will not fail to impress all who view. Situated in an elevated position on Loughborough Avenue the property commands a much sought after and highly regarded location offering excellent transport links, access to shops, schools and amenities. The property itself has been meticulously built to a superb standard incorporating an excellent kitchen with integrated appliances, modern shower room, solar panels to the rear roof coverings and many extras of note. The internal living space briefly comprises of: Entrance Hall, WC, Living Room, Kitchen / Dining Family Room with bi-folding doors to the rear and to the First Floor, Landing, 2 Bedrooms and a Shower Room. Externally there is a front lawned garden and a double width block paved driveway and to the rear is a paved courtyard garden. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate the property and location on offer. PART EXCHANGE CONSIDERED, subject to conditions, further details upon request,

Detached House

Living Room

Superb Property, Bespoke Design

No Chain Involved

2 Bedrooms

Kitchen / Dining / Family Room

PART EXCHANGE CONSIDERED

EPC Rating:



# LOUGHBOROUGH AVENUE, SUNDERLAND

£295,000

---

## Entrance Hall

Radiator, stairs to the first floor, alarm control panel

## WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled floor, recessed spot lighting, extractor.

## Living Room

17'5" x 10'10"

The living room has a double glazed window to the front elevation, radiator, bi folding doors to the rear garden, opening to the kitchen.

## Kitchen / Dining / Family Room

19'2" max x 17'3" max

A lovely open plan kitchen / dining / family room having a double glazed window to the front and rear elevation, bi folding doors to the rear garden, 2 radiators, recessed spot lighting.

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, sink and drainer with mixer tap, integrated washing machine, microwave, fridge and freezer, breakfast bar, electric oven, electric hob with extractor over, storage cupboard.

## First Floor

Landing, radiator, velux style window.

## Bedroom1

16'3" max x 13'3" max

Double glazed window, radiator, velux style window t-fall roof in part.

## Bedroom2

16'3" max x 9'5" max

Double glazed window, radiator, velux style window, t-fall roof in part.

## Shower Room

White suite comprising of a low level WC, chrome towel radiator, velux style window, t-fall roof in part, part tiled walls, tiled floor, wash

hand basin with mixer tap sat on a vanity unit, shower with rainfall style shower head and and additional shower attachment.

## Externally

Externally there is a front lawned garden and a double width block paved driveway and to the rear is a paved courtyard garden.

## COUNCIL TAX

The Council Tax Band is Band C

## 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](http://www.michaelhodgson.co.uk)

