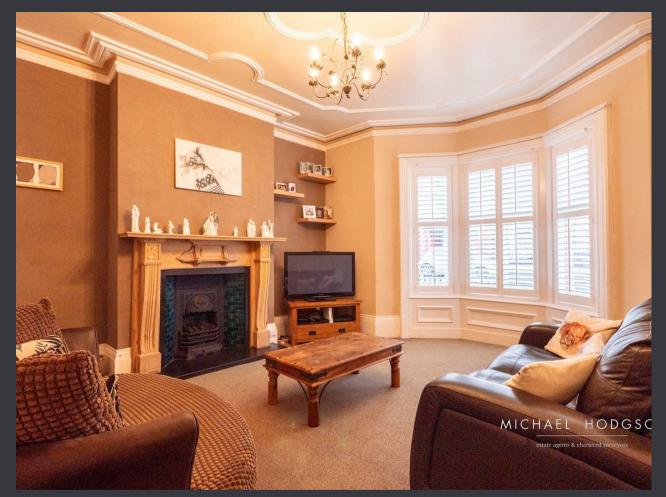


MICHAEL HODGSON

estate agents & chartered surveyors



GILLSIDE GROVE, SUNDERLAND £370,000

We offer to the market this neatly presented 4 bedroom Terrace House located on Gillside Grove in Roker. Located close to local schools, shops, amenities and within close proximity to Roker Park and seafront. The property itself briefly comprises of Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen/ Breakfast Room and to the First Floor 4 Bedrooms and Bathroom. Externally there is a front forecourt whilst to the rear there is a rear yard accessed via a roller shutter for off street parking and garden shed. Viewing of this property is highly recommended.

Terraced House

Living Room

Kitchen/Breakfast Room

Highly Recommended

4 Bedrooms

Dining Room

Rear Yard

EPC Rating









GILLSIDE GROVE, SUNDERLAND £370.000

Entrance Vestibule

Inner Hall

The Entrance Hall has stairs to the first floor, radiator.

Living Room

14'9" max x 16'9" to bay

Front facing living room having a double glazed window, feature fire place with gas fire, radiator, coving to ceiling.

Dining Room

13'10" x 13'5"

Double glazed french doors to the rear, feature fire place with open fire, radiator, coving to ceiling.

Kitchen/Breakfast Room

9'6" max x 24'9" max

The kitchen has a range of floor and wall units, integrated fridge/freezer, dishwasher, oven, plumbed for washer, sink with kettle tap, central island with storage, 2 double glazed windows, 2 radiators, storage cupboard, door to the rear.

First Floor

Landing, 2 radiators, loft access.

Bedroom 1

16'8" to bay x 12'11" max

Front facing, double glazed bay window, fitted wardrobes, feature fire place radiator.

Bedroom 2

14'1" max x 13'7" max

Rear facing, double glazed window, fitted wardrobes, radiator.

Bedroom 3

 $10'8" \max x 9'11" \max$

Double glazed window, fitted wardrobe, radiator.

Bedroom 4/Office

5'10" x 10'3"

Front facing, double glazed window, radiator, fitted desk and cupboards.

Bathroom

Suite comprising of a low level WC, wash hand basin on a storage unit, free standing bath with shower attachment, 2 double glazed widows, radiator, reccessed spot lighting.

Loft

Velux style windows.

Externally

Externally there is a front forecourt whilst to the rear there is a rear yard accessed via a roller shutter for off street parking and garden shed.

COUNCILTAX

The Council Tax Band is Band C.

TENURE

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

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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

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