



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



HILL VIEW GARDENS, SUNDERLAND

£299,950

An exciting opportunity to purchase a lovely 3 semi detached house situated on the cul-de-sac of Hill View Gardens which is just off Crosslea Avenue and Queen Alexandra Road commanding an exceptional location boasting convenient access to local shops, amenities, transport links to both the A19 and Sunderland City Centre. The property briefly comprises of: Entrance Hall, Living Room, Sitting Room / Study, Kitchen/ Dining Room and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom. Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio area, lawn in addition to a garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended to fully appreciate the property and location on offer.

- | | |
|---------------------|------------------------|
| Semi Detached House | 3 Bedrooms |
| Living Room | Kitchen / Dining Room |
| Lovely Property | Study / Reception Room |
| No Chain Involved | EPC Rating: TBC |



HILL VIEW GARDENS, SUNDERLAND

£299,950

Entrance Hall

A spacious entrance hall having a double radiator, double glazed window, stairs to the first floor, cupboard under the stairs, cloaks cupboard.

Sitting Room

11'2" x 14'6"

A versatile room having that is currently used as a sitting room / study having a double glazed bay window, radiator, fitted study area with desk and storage.

Living Room

20'10" x 12'9"

The living room has 2 double radiators, multi fuel stove, inset shelving to 2 alcoves, double glazed french doors to the garden.

Kitchen / Dining Room

17'9" x 11'5"

The kitchen has a range of floor and wall units, tiled splashback, breakfast bar, tiled floor, radiator, electric oven, gas hob, sink and drainer with mixer tap, door to the garden.

First Floor

Landing.

Bedroom 1

12'5" x 10'11"

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

Bedroom 2

12'7" x 11'1"

Rear facing, double glazed window, radiator.

Bedroom 3

6'6" x 9'1"

Front facing, double glazed window, full range of fitted wardrobes.

Bathroom

Bath with mixer tap and shower over, chrome towel radiator, wash hand basin with mixer tap double glazed window, recessed spot lighting, tiled walls and floor.

WC

Low level WC, double glazed window, tiled walls and floor, recessed spot lighting.

Externally

Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio area, lawn in addition to a garden shed.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property 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

