



MICHAEL HODGSON

estate agents & chartered surveyors

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LABURNUM ROAD, SUNDERLAND

£175,000

This immaculately presented 2 bed mid terraced cottage house has undergone a scheme of modernisation by the current owners and must be viewed to be fully appreciated. The property boasts stylish decor, modern kitchen with a number of integrated appliances, bathroom with wet room style walk in shower plus many extras of note and will not fail to impress all who view. Internally the accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Kitchen Bathroom and 2 Bedrooms. Externally there is a front forecourt and an inner courtyard, in addition to a storage cupboard accessed via an electric roller shutter. Laburnum Road is conveniently located just off Fulwell Road in Fulwell providing excellent access to local shops, schools, Metro system, transport links to Sunderland City Centre and amenities. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Cottage
Living Room
Bathroom
Lovely Property

2 Bedrooms
Kitchen
Viewing Advised
EPC Rating: TBC



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Entrance Hall
Tiled floor, radiator with cover.

Bedroom 1
16'1" to bay x 15'7" max
Front facing, double glazed bay window, radiator in bay, range of fitted wardrobes, LVT flooring.

Bedroom 2
Rear facing, double glazed window, LVT flooring.

Living Room
14'7" x 13'7"
The living room has a double glazed window to the rear elevation, radiator, LVT floor.

Kitchen
7'10" x 15'9"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, sink and drainer with mixer tap, LVT flooring, double glazed window, cupboard with wall mounted gas central heating boiler, door to the rear garden, integrated fridge/freezer, dishwasher and washing machine, feature radiator, recessed spot lighting.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap, double glazed window, walk in shower with rainfall style shower head and an additional shower attachment, towel radiator, recessed spot lighting, extractor.

Externally
Externally there is a front forecourt and an inner courtyard, in addition to a storage cupboard accessed via an electric roller shutter.

Loft
Accessed via stairs/ladder from the entrance hall, 2 velux style windows, recessed spot lighting.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor
Please also note the following.

A possessory title is a type of land ownership title recognized by HM Land Registry when full documentary evidence of ownership is lacking. This often occurs when title deeds are lost or destroyed, or when a claim for adverse possession has been made. Essentially, it acknowledges that someone is in possession of the land and has been for a period, but not necessarily with complete legal proof of ownership.

M I C H A E L H O D G S O N

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