



MICHAEL HODGSON

estate agents & chartered surveyors



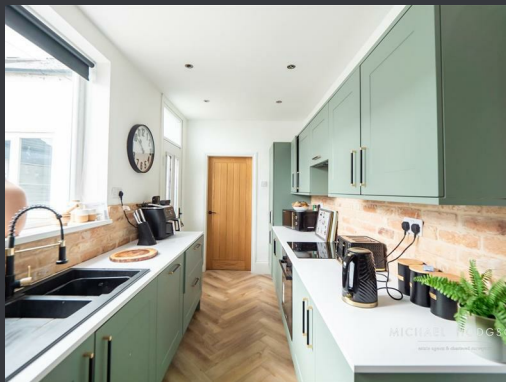
LABURNUM ROAD, SUNDERLAND

£165,000

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: D



LABURNUM ROAD, SUNDERLAND

£165,000

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

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

