



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BRIDLE PATH, SUNDERLAND

£395,000

We are delighted to bring to the market this detached bungalow situated in an enviable position on the corner of Summerhill and Bridle Path in Middle Herrington which offers convenient access to the A19, Doxford International Business Park in addition to well respected schools, shops and amenities. The property offers huge potential to a discerning purchaser and must be viewed to be fully appreciate. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Dining Room or Living Room, Kitchen / Breakfast Room, Utility, Shower Room, 2 Bedrooms and a Loft Room accessed via spiralled stairs from the Entrance Hall. Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is unreservedly recommended to fully appreciate the home and potential on offer.

Detached Bungalow

2 / 3 Bedrooms

Living Room or 3rd
Bedroom

Dining Room or Living
Room

Kitchen / Breakfast Room

Garage & Gardens

No Chain Involved

EPC Rating: D



BRIDLE PATH, SUNDERLAND

£395,000

Entrance Vestibule
Tiled floor, leading to:

Inner Hall
Radiator, spiralled staircase to the first floor loft room.

Living Room or 3rd Bedroom
15'7" to bay x 12'11"
The living room has a double glazed bay window to the front elevation, timber framed double glazed window to the side elevation, fireplace with gas fire, double radiator.

Dining Room or Living Room
15'1" x 10'10"
The dining room has a timber framed double glazed window to the side elevation, double radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

Kitchen / Breakfast Room
8'4" x 14'6"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, double radiator, timber framed double glazed window, door to the rear garden, breakfast bar, electric oven.

Utility Room
8'8" x 5'1"
Tiled floor, plumbed for washing machine, door to the garage.

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, timber framed double glazed window, corner shower cubicle.

Bedroom 1
13'2" x 14'9" to bay
Front facing, having a timber framed double glazed window overlooking the front garden, two radiators, timber framed double glazed window to the side elevation, recessed wardrobe.

Bedroom 2
12'10" max x 12'4" max
Rear facing, double radiator, recessed wardrobe.

Loft Room
Accessed via a spiralled stair case from the entrance hall, two timber framed double glazed windows, two storage cupboards=, t-fall roof

Garage
29'7" max x 13'2" max
Accessed from the front and rear garden via an electric roller shutter and an up and over garage door to the front elevation.

Externally
Externally the property is set on a generous corner plot having mature garden to the front elevation having an extensive lawn and stocked borders and to the rear is a generous garden with lawn, gravelled area and gated driveway providing off street parking for a number of cars leading to the garage and house.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE
We are advised by the Vendors that the property is 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

