



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



SUNNISIDE TERRACE, SUNDERLAND

£595,000

A substantial 2 bed detached bungalow situated on Sunnyside Terrace in Cleadon Village offering a much sought after and highly desirable location providing easy access to the village centre and its shops, restaurants, schools, amenities as well as excellent transport links. The property itself offers generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Sitting Room, 2 Bedrooms and a Bathroom. Externally the property is set on a lovely garden plot having a front garden, side block paved driveway leading to the house and garage and to the rear is a lovely garden having a paved patio area, raised lawn, well stocked borders and a patio area with pergola. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this rare to the market opportunity is highly recommended to fully appreciate the space, home and location on offer.

Detached Bungalow	2 Bedrooms
Living Room	Sitting Room
Kitchen / Breakfast Room	Garage & Gardens
No Chain Involved	EPC Rating: D



SUNNISIDE TERRACE, SUNDERLAND

£595,000

Entrance Hall

The entrance hall has a radiator, leading to:

Living Room

15'6" x 14'0"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with electric fire.

Kitchen / Breakfast Room

21'2" x 11'8"

The kitchen has a range of floor and wall units, granite worktops, tiled floor, two double glazed window, radiator, double oven, electric hob, electric oven, door to the garden and garage in addition to the sitting room.

Sitting Room

14'5" x 14'5"

This versatile room is currently used as a sitting room but was previously used as a dining room having a double glazed window and double glazed french doors to the garden, radiator.

Bedroom 1

14'8" max x 13'5" max

Front facing, double glazed bay window, double radiator, range of fitted wardrobes.

Bedroom 2

10'2" x 9'7"

Rear facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, double glazed window, chrome towel radiator, corner shower cubicle, tiled floor, recessed spot lighting.

Externally

Externally the property is set on a lovely garden plot having a front

garden, side block paved driveway leading to the house and garage and to the rear is a lovely garden having a paved patio area, raised lawn, well stocked borders and a patio area with pergola.

Garage

14'9" x 16'9"

Wall mounted gas central heating boiler, up and over garage door.

COUNCIL TAX

The Council Tax Band is Band D.

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

