



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



NORMANBY COURT, SUNDERLAND

Offers Over £485,000

Commanding unrivalled and spectacular views over the marina this 4 bedroomed house must be viewed to be fully appreciated. The property which was the "show home" for the North Haven development is situated in the cul-de-sac of Normanby Court on the much sought after coastal location which offers a superb location providing easy access to the sea front, its beaches, coastline walk and amenities as well as being only a short car journey to Sunderland city centre, local shops, schools and amenities. Internally the generous and deceptive living space benefits from contemporary decor, a stunning open plan Kitchen / Dining / Living / Family Room, Sitting Area with bi folding doors opening to the garden and many extras of note. The versatile accommodation briefly comprises of: Entrance Hall, WC / Cloaks, Living Room / Dining / Family Room / Kitchen, Sitting Area and to the First Floor 4 Bedrooms with the Master Bedroom having an En Suite, Family Bathroom. Externally there is a driveway leading to the house and garage and to the rear is a lovely garden with decking area, lawn and artificial grass lawn all of which enjoy stunning views the marina and the river in the distance. Viewing of this lovely family home is unreservedly recommended to fully appreciate the home, location and exceptional views on offer.

Mid Link House

4 Bedrooms

Kitchen / Dining / Living
Room

Sitting Room

Marina & River Views

Stunning Property

Viewing Advised

EPC Rating: C



NORMANBY COURT, SUNDERLAND

Offers Over £485,000

Entrance Hall

The entrance hall has a laminate floor, double radiator, return staircase to the first floor, storage cupboard.

Kitchen / Dining / Family Room / Living Room

38'10" max x 22'3" max

A stunning open plan room having an open plan room having sliding patio doors to the garden, two double glazed windows, four radiators, laminate floor in part, recessed spot lighting, media wall with space for a wall mounted tv and inset modern electric fire, opening to the sitting area

The kitchen has a range of floor and wall units, granite worktops, integrated fridge, freezer, washing machine, dishwasher, double radiator and cupboard with wall mounted gas central heating boiler, stainless steel sink and mixer tap, there is a central island with granite worktops, breakfast bar, electric oven, electric hob.

Sitting Area

8'1" x 11'5"

A lovely sitting area having a laminate floor, two sets of bi folding doors to the garden, radiator.

WC

Low level WC, chrome towel radiator, wash hand basin with mixer tap sat on a vanity unit, double glazed window, recessed spot lighting, extractor.

First Floor

Landing, storage cupboard.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with shower over, storage cupboard, recessed spot lighting, recessed spot lighting, extractor.

Bedroom 1

15'5" max x 18'9" max

The master bedroom has a large double glazed window to the rear elevation overlooking the marina and beyond, radiator, feature fire with electric fire, walk in dressing area and access to the en suite.

En Suite

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

Bedroom 2

15'8" x 13'4"

Front facing, double glazed window, radiator, recessed wardrobe.

Bedroom 3

8'7" x 11'0"

Front facing, double glazed window, radiator.

Bedroom 4

11'8" max x 9'3" max

Front facing, double glazed window, radiator, recessed wardrobe.

Garage

Accessed via an electric roller shutter. reduced length garage - only 3.83m in depth

Externally

Externally there is a driveway leading to the house and garage and to the rear is a lovely garden with decking area, lawn and artificial grass lawn all of which enjoy stunning views the marina and the river in the distance.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1st March 1995.. Any prospective purchaser should clarify this with their Solicitor.

The seller has advised that there is an annual service charge of £130 payable for the communal areas on North Haven to Kingston Property.

COUNCIL TAX

The Council Tax Band is Band E.

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

