



MICHAEL HODGSON

estate agents & chartered surveyors



BENNETT COURT, SUNDERLAND

Offers Over £215,000

A lovely extended 3 or 4 bed town house situated just off Ryhope Road on Bennett Court which commands a superb commuting location for easy access to the A19, local shops, schools and amenities as well as Sunderland City Centre only a short distance away. The property benefits from contemporary decor, an extended kitchen / dining / sitting room to the rear and many extras of note. The generous and versatile living accommodation is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Inner Hall, WC, Kitchen / Dining / Sitting Room and access to the garage. To the First Floor there is the main Living Room and a Dining / Sitting Room or 4th Bedroom. To the Second Floor there are 3 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a double width driveway leading to the house and garage and to the rear a multi level garden with artificial lawn and gate access to Ryhope Road. Viewing of this superb home is highly recommended to fully appreciate the space, home and location on offer.

Town House

Over 3 Floors

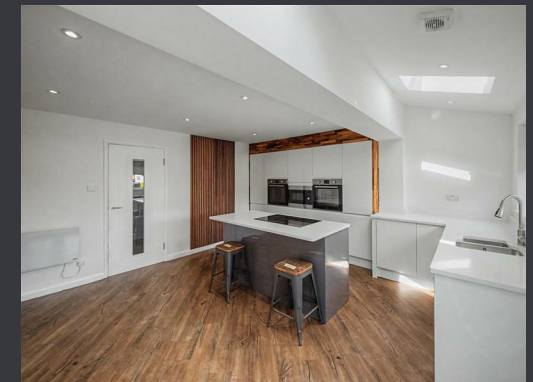
Extended to the Rear

EPC Rating: TBC

3 or 4 Bedrooms

Living Room

Kitchen / Dining / Sitting Room



BENNETT COURT, SUNDERLAND

Offers Over £215,000

Entrance Porch

leading to:

Inner Hall

Radiator, storage cupboard, cloaks/storage cupboard with plumbing for a washing machine, cupboard understairs, door to the garage

WC

White suite comprising low level wc, chrome towel radiator, wash hand basin with mixer tap set on a vanity unit, extractor

Kitchen / Dining / Sitting Room

15'3" x 14'8"

A superb open plan room used as a Kitchen / Dining / Sitting Room having a double glazed window and double glazed French doors to the rear garden, vaulted ceiling in part with two Velux style windows recessed spot lighting, extractor, radiator electric panel heater and a radiator.

The Kitchen has a comprehensive range of floor and wall units, quartz worktops, stainless steel sink with mixer tap, larder style cupboard, integrated dishwasher, fridge, freezer, microwave, two electric ovens. There is a central island with quartz worktops, breakfast bar, electric hob, storage below worktops

First Floor

Landing, stainless steel handrail to the staircase balustrade with inset glass panels, storage cupboard

Living Room

15'11" x 15'3"

The Living Room has a two double glazed windows to the front elevation, double radiator, up lighting

Sitting Room / Bedroom Four

15'11" x 9'9"

A versatile room currently used as a sitting room/study but could be used as a 4th bedroom, two double glazed windows, double radiator

Second Floor

Landing stainless steel handrail to the stairs with inset glass panels, storage cupboard with wall mounted gas central heating boiler

Bedroom One

16'0" x 9'10"

Rear facing, two double glazed windows, double radiator

En-Suite

White suite comprising low level wc, wash hand basin set on a vanity unit, towel radiator, skylight, shower cubicle

Bathroom

White suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment, towel radiator, fitted mirror

Bedroom Two

6'9" x 12'2"

Front facing, double glazed window, double radiator, storage cupboard

Bedroom Three

9'5" x 9'0"

Front facing, double glazed window double radiator

External

Externally there is a double width driveway leading to the house and garage and to the rear a multi level garden with artificial lawn and gate access to Ryhope Road.

Garage

Integral garage accessed via an electric roller shutter

COUNCIL TAX

The Council Tax Band is Band

TENURE

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

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

