



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



THE MEWS, SUNDERLAND

£585,000

We are delighted to offer to the market this superb 5 bed modern detached house situated in a much sought after location on the cul-de-sac of The Mews which is just off Crow Lane in Middle Herrington commanding easy access to the A19, Doxford International Business Park, well respected shops, schools and amenities. Internally the property boasts generous family living accommodation that will not fail to impress all who view benefitting from contemporary décor, a superb bespoke kitchen, modern bathroom suites and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Garden Room, Kitchen / Breakfast Room, Study, Utility and to the First Floor, 5 Bedrooms, Bathroom, En Suite to Bedroom 2 and to the Master Bedroom a Dressing Room and En Suite. Externally the property is set on a front and side lawned garden with a double driveway leading to the garage whilst to the rear and side is a lovely garden with paved patio area, lawn and an electrically operated awning. Viewing of this exceptional property is highly recommended.

Detached House

Living Room

Bathroom & 2 En Suites

Viewing Advised

5 Bedrooms

Kitchen / Dining Room & Utility

Double Garage

EPC Rating: C



THE MEWS, SUNDERLAND

£585,000

Entrance Hall
A spacious entrance hallway having a tiled floor, 2 radiators, cupboard under the stairs, stairs to the first floor.

Living Room
The living room spans the full depth of the house having a tiled floor, large double glazed window to the front elevation, 2 radiators, media wall with inset electric fire, shelving to two alcoves.

Garden Room
12'0" max x 11'3" max
The garden room has a tiled floor, range of double glazed windows and double glazed french doors to the garden.

Kitchen / Breakfast / Dining Room
15'8" max x 23'1" max
The kitchen is fitted with a comprehensive range of floor and wall units, granite worktops, electric oven, microwave oven, integrated dishwasher, gas hob with extractor over, 3 double glazed windows, tiled floor, double radiator, sink with mixer tap, integrated dishwasher, space for a freestanding American style fridge freezer.

Study
9'0" x 10'0"
The study has a range of fitted furniture including a desk, storage and shelving

Utility
9'1" x 25'11"
Floor and wall units, granite worktops, sink and mixer tap, double glazed window, radiator, tiled floor.

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

First Floor
Landing, radiator.

Bedroom 1
17'8" x 17'1"
A generous master bedroom having a double glazed window to the side elevation, 4 velux style windows, t fall roof in part, radiator.

Dressing Room
8'2" x 7'1"
Velux style window.

En Suite
White suite comprising of a low level WC, corner shower with electric shower, part tiled walls and floor, velux style window, chrome towel radiator.

Bedroom 2
12'6" x 13'8"
Double glazed window, radiator, range of fitted wardrobes.

En Suite
White suite comprising of a low level WC, pedestal basin, chrome towel radiator, double glazed window, tiled walls and floor, shower with tiled splashback.

Bedroom 3
9'10" max x 12'10" max
Double glazed window, radiator, range of fitted wardrobes with inset drawers.

Bedroom 4
12'10" x 11'6"
Front facing, double glazed window, radiator, range of fitted wardrobes with inset drawers.

Bedroom 5
17'7" x 9'3"
Double glazed window, radiator, recessed wardrobe.

Bathroom
White suite comprising of a wall hung low level WC, wash hand basin,

freestanding bath with shower attachment and rainfall style shower, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator.

Garage
Double garage accessed via an Electric roller shutter.

Externally
Externally the property is set on a front and side lawned garden with a double driveway leading to the garage whilst to the rear and side is a lovely garden with paved patio area, lawn and an electrically operated awning.

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

COUNCIL TAX
The Council Tax Band is Band F.

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

