



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

HOLMLANDS PARK NORTH, SUNDERLAND £320,000

We welcome to the market this superb period residence that will not fail to impress all who view set on the highly sought after Holmlands Park North in leafy Ashbrooke that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The mid terraced property benefits many period features and charm with contemporary decor, a bathroom & ground floor shower room, superb breakfasting kitchen and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining / Sitting Room, Kitchen / Breakfast Room, Utility, WC / Shower Room and to the First Floor, Landing, 4 Bedrooms, Bathroom & WC. Externally there is a front courtyard garden, and an inner courtyard garden with access to the double width garage. Set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents. The gardens are maintained by the residents committee. Viewing of this lovely home is highly recommended to fully appreciate the space home and location on offer.

Terraced House

4 Bedrooms

Living Room

Dining / Sitting Room

Kitchen / Breakfast Room

Bathroom & Shower Room

Viewing Advised

EPC Rating: D



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

HOLMLANDS PARK NORTH, SUNDERLAND

£320,000

Entrance Vestibule

Leading to the inner hall.

Inner Hall

Two radiators, stairs to the first floor.

Living Room

15'1" x 16'3" to bay

The living room has a feature fireplace with gas fire, radiator, bay window with 3no timber framed sash style double glazed window.

Sitting Room / Dining Room

13'1" x 13'8" plus 7'4" x 9'8"

A light and airy room having a radiator and opening to a a sitting area with double glazed windows and a double glazed vaulted style window. Access into the kitchen / breakfast room

Kitchen / Breakfast Room

14'0" x 9'10"

The kitchen has a range of floor and wall units, Corrigan worktops, sink and drainer with mixer tap, radiator, oak breakfast table, radiator, integrated fridge, recessed spot lighting, microwave oven, oven, electric induction hob with extractor over, integrated dishwasher, radiator.

Utility

6'5" x 8'3"

Floor and wall units, plumbed for washing machine.

WC / Shower Room

Low level WC, wash hand basin with mixer tap, shower cubicle, reccessed spot lighting, extractor.

First Floor

Landing, storage cupboard.

Bathroom

Suite comprising of a low level WC, double glazed window, bath with electric shower over, tiled walls and floor, double radiator, chrome towel radiator.

WC

Low level WC, tiled walls and floor, double glazed window.

Bedroom 1

16'9" to bay x 12'1"

Front facing bay window with 3no timber framed double glazed sash style windows, door access to bedroom 4.

Bedroom 2

13'1" x 13'10"

Rear facing, radiator, double glazed window, storage cupboard.

Bedroom 3

13'5" x 9'9"

Rear facing, double glazed window, radiator.

Bedroom 4

14'0" x 7'1"

Front facing, radiator, timber framed double glazed sash style window

Garage

19'5" max x 15'5" max

Double width garage Accessed via an electric roller shutter.

Externally

Externally there is a front garden and inner courtyard and access to the garage.

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

