



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

BETONY LANE, SUNDERLAND

£319,950

Available with NO ONWARD CHAIN we offer this 4 bedroom Detached House situated on Betony Lane on Potters Hill. This home boasts an exciting position, offering superb travel connections to the A19, Doxford International Business Park, local schools, and amenities. Prepare to be captivated from the moment you step inside. The property stands out with its exquisite contemporary décor and numerous bespoke builder upgrades, ensuring an unparalleled living experience. Enter through the inviting Entrance Hall, leading you seamlessly into the delightful Living Room, where comfort and relaxation take center stage. The heart of this stunning home lies within the incredible Kitchen / Dining Room in addition to a Utility and WC. The exceptional features don't stop there. Indulge in pure luxury as you discover the well appointed bathroom suites, exuding modern elegance throughout. Upstairs, the First Floor beckons, revealing a Landing that gracefully unites all the elements. 4 Bedrooms provide cozy resting spaces for the whole family, while Bedrooms 1 and 2 provide you with their own En Suites, adding a touch of grandeur to your everyday routine. Externally there is a front garden and block paved drive leading to the house and garage whilst to the rear is a garden with paved patio area and lawn. Get ready to fall head over heels for this breathtaking residence. Viewing this stunning home is highly recommended to truly grasp its extraordinary space and incomparable charm. Don't miss out on this extraordinary opportunity — book your viewing now!

Detached House

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & 2 En Suites

Garage & Gardens

No Onward Chain

EPC Rating: B



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

BETONY LANE, SUNDERLAND
£319,950

Entrance Hall

The entrance hall has a tiled floor, stairs to the first floor, glass inset to the staircase, radiator

Living Room

21'11" max x 10'6"

The living room has a box bay window to the front elevation including three double glazed windows, radiator, superb media wall with feature electric fire

WC

White suite comprising low level WC, chrome towel radiator, part tiled walls, tiled floor, recess spot lighting, extractor, wash hand basin with mixer tap set on a vanity unit, fitted mirror

Kitchen / Dining Room

10'0" x 21'10"

The kitchen has a comprehensive range of floor and wall units, integrated fridge, freezer, microwave, recess spot lighting, double electric oven, sink and drainer with mixer tap, double glazed window, two radiators, double glazed French doors to the rear garden, extractor

Utility

5'10" x 9'4"

The utility has a range of floor and wall units, plumbed for washer and dryer, door to the rear garden and garage, tiled floor, recess spot lighting

First Floor

Loft access, ladder access to the loft which is boarded for storage, storage cupboard

Bedroom 1

18'0" max x 10'9"

Front facing, box bay window incorporating three double glazed windows, radiator, mirror fronted recessed wardrobe

En Suite

White suite comprising low level WC, wall hung wash hand basin set on a vanity unit, fitted mirror, part tiled walls, tiled floor, recess spot lighting, extractor, double glazed window, shower cubicle with tiled surround

Bedroom 2

13'10" x 10'7"

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

En Suite

White suite comprising low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, Tiled floor, chrome towel radiator, recess spot lighting, shower with tiled surround, double glazed window, extractor, fitted mirror

Bedroom 3

10'2" x 9'8"

Rear facing, double glazed window, radiator, Full range of fitted wardrobes, laminate floor

Bedroom 4

10'10" x 9'2"

Rear facing, double glazed window, radiator

Bathroom

White suite comprising low level WC, wash hand basin with mixer tap and wall hung vanity unit, chrome towel radiator, extractor, tiled floor, bath with mixer tap

External

Externally there is a front garden and block paved drive leading to the house and garage whilst to the rear is a garden with paved patio area and lawn.

Garage

10'0" x 19'4"

Integral garage accessed via an up and over garage door, wall mounted gas boiler

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.

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 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

