



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



BOWOOD CLOSE, SUNDERLAND

£249,950

This 4 bedroom detached house commands a superb position on Bowood Close on the much sought after and desirable Tunstall Grange Estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The living accommodation briefly comprises of: Entrance Hall, Living Room, Ground Floor Bedroom, Sitting Room, Kitchen/ Dining Room, Utility, Wc. To the first floor there are 4 bedrooms one currently being used as a dressing room, En Suite and Family Bathroom. Externally the property has a front driveway for off street parking whilst to the rear there is a lovely garden with gravelled area, decking area and storage shed that has been converted into a bar.

Detached House
Living Room
Bathroom & En Suite
Must Be Viewed

4/5 Bedrooms
Kitchen/ Dining Room
Rear Garden
EPC Rating



BOWOOD CLOSE, SUNDERLAND
£249,950

Entrance Hall
Radiator

Living Room
12'5" x 15'2" to bay
Front facing living room having a boxed bay double glazed window, radiator, feature electric fire place.

Bedroom
8'4" x 13'4"
Front facing double glazed window, Fitted wardrobes with sliding doors.

Sitting Room
8'7" max x 20'5" max
The sitting room has double glazed french doors to the rear. Stairs to first floor, cupboard under the stairs. radiator, opening on to kitchen/ breakfast room.

Kitchen/ Dining Room
16'4" max x 9'8" max
The kitchen has a range of floor and wall units, stainless steel sink and drainer, space for a dishwasher. Integrated oven, gas hob with extractor over, space for fridge. There are two double glazed windows, double glazed doors to the rear and a radiator.

Utility
5'4" max x 4'6"
The utility is plumbed for a washer, radiator

WC
Low level WC, pedestal basin and radiator

First Floor
Landing, radiator, loft access

Bedroom
11'5" x 11'9"
Front facing double glazed window, radiator

En suite
Suite comprises of low level WC , pedestal basin, walk in style shower, double glazed window, radiator.

Bathroom
Suite comprises of low level WC, wall hung wash hand basin with storage. Bath with shower over, double glazed window, towel radiator.

Bedroom/dressing room
6'5" x 11'2"
Currently used as a dressing room, has a range of fitted wardrobes and shelving, double glazed window, radiator.

Bedroom
10'4" x 9'8" max
Double glazed window, radiator, Fitted wardrobes with sliding doors

Bedroom
9'8" x 14'5"
Double glazed window, radiator T fall roof in part. Fitted wardrobe with mirror fronted sliding doors.

Externally
Front paved driveway for off street parking. To the rear garden there is a decking area, gravelled area and a storage shed converted in to a bar.

COUNCIL TAX
The Council Tax Band is Band D

TENURE
We are advised by the Vendors that the property is Leashold. Any prospective purchaser should clarify this with their Solicitor (02.07.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 June 2003
Term : 99 years from 1 January 2003

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

