



MICHAEL HODGSON
estate agents & chartered surveyors
for sale
0191 5657000
www.michaelhodgson.co.uk

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



SUTHERLAND DRIVE, SUNDERLAND

£285,000

We are delighted to welcome to the market this superb 3 bed detached house situated on Sutherland Drive on The Broadway that must be viewed to be appreciated and will not fail to impress all who view. The property is located on the modern and sought after development of The Broadway which offers an excellent commuting location being within easy reach of the A19, Sunderland City Centre in addition to local shops, schools and amenities. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Family Room & WC. To the First Floor there are 3 Bedrooms, Bathroom and En Suite. Externally there is a front lawned garden and driveway for off street parking. To the rear if the property there is a lovely sunny aspect lawned garden and decking area. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, location and home on offer.

Detached House

3 Bedrooms

Living Room

Kitchen/ Family Room

Bathroom & En Suite

Garden

Must Be Viewed

EPC Rating C.



SUTHERLAND DRIVE, SUNDERLAND

£285,000

Entrance Hall

The entrance hall has stairs to the first floor and a radiator.

Kitchen/Family Room

23'1" max x 16'0" max

The kitchen has a range of floor and wall units having an integrated fridge/freezer, integrated washing machine, integrated dishwasher, double sink with mixer tap, integrated oven, gas hob with extractor over, integrated microwave, double glazed window, recessed spot lighting, two double glazed French doors to the rear garden, wood burner.

Living Room

9'8" x 17'0" to bay

The living room has a front facing bay window, two radiators, feature fire place with double glazed window.

WC

Low level WC, wash hand basin on a vanity unit, radiator, double glazed window.

First Floor

Landing with double glazed window, radiator, loft access, storage cupboard above the stairs.

Bedroom 1

9'8" max x 11'10" max

Front facing, double glazed window, radiator, opening to a dressing area.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath, double glazed window, radiator.

Dressing Area

The dressing area has two fitted wardrobes with sliding doors.

Bedroom

7'4" max x 8'3" max

Rear facing, double glazed window, radiator, fitted wardrobes with storage above bed, fitted single bed with drawers under.

En Suite

Suite comprising of a low level WC, pedestal basin, shower, radiator, double glazed window.

Bedroom

10'2" max x 12'0" max

Front facing double glazed window, radiator, storage cupboard.

Externally

Externally there is a front lawned garden and driveway for off street parking, garage has been converted for storage only and to the rear there is a lawned garden with decking area.

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

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

