



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## OFF BRIGNALL RISE, SUNDERLAND

£550,000

We are delighted to bring to the market this rare architecturally designed bespoke 4 / 5 bed detached bungalow nestled in a quiet cul-de-sac position just off Brignall Rise in Elstob Farm that will not fail to impress all who view. The property was built by the current owners and offers generous living space that could be utilised in a variety of ways briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen / Breakfast Room, Garden Room, Shower Room / WC, 4 Bedrooms, En Suite to Bedroom 1 and a Large Reception Room that could be used as a 5th Bedroom if needed. Externally the property is set on a stunning plot that enjoys exceptional views to the front elevation. The property has a driveway leading up to the house and garage providing ample car parking with extensive lawns to the front, side and rear in addition to being stocked with an abundance of plants trees and shrubs. There is the added benefit of three useful storage cupboard with roller shutter access that could be used for a variety of uses. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended.

Detached

4 or 5 Bedrooms

Living Room / Dining Room

Kitchen / Breakfast Room

Garden Room & Reception  
/ 5th Bedroom if needed

Bathroom & Shower Room

Garage & Gardens

EPC Rating: TBC

MICHAEL HODGS  
estate agents & chartered surveyors



## OFF BRIGNALL RISE, SUNDERLAND

£550,000

---

### Entrance Hall

The entrance hall has a cloaks cupboard, radiator with cover, two storage cupboards, leading to:

### Living Room / Dining Room

32'3" max x 21'7" max

A generous living / dining room having a large double glazed window enjoying stunning views to the side elevation, two radiators, wood burning stove.

### Kitchen / Breakfast Room

21'7" max x 19'9" max

An L shaped kitchen / breakfast room having a door to the side elevation, double glazed French doors to the garden room.

The kitchen has a range of floor and wall units, range cooker, plate rack, glass display cabinet, stainless steel sink and mixer tap, wood strip floor.

### Garden Room

12'11" x 21'4"

A light and airy room having a vaulted ceiling with large double glazed window in addition to a full range of double glazed windows and double glazed French door to the garden, two electric radiators, wood strip floor.

### WC/Shower Room

Low level WC, two wash hand basins with mixer taps, double glazed window, radiator, shower cubicle, radiator.

### Inner Hall

Radiator, recessed spot lighting.

### Bedroom 1

13'2" x 11'9"

Large double glazed window to the rear elevation, radiator, range of fitted wardrobes.

### En Suite

Suite comprising of a low level WC, two wash hand basins with mixer taps sat on a vanity unit, shower cubicle, bath with mixer tap, double glazed window, tiled walls and floor, chrome towel radiator.

### Bedroom 2

11'7" x 11'5"

Recessed wardrobe, radiator, large double glazed window.

### Bedroom 3

12'11" x 11'9"

Range of fitted wardrobes with storage above the bed space, two recessed wardrobes, large double glazed window.

### Bedroom 4

13'4" x 11'8"

Large double glazed window, radiator.

### Reception Room or 5th Bedroom

19'0" x 16'4"

A versatile room that could be used as a reception room or 5th bedroom if needed having double glazed French doors opening to a balcony that enjoys superb views, radiator, in addition to a storage cupboard / room with wall mounted gas central heating boiler, door to the garden and double glazed window.

### Externally

Externally the property is set on a stunning plot that enjoys exceptional views to the front elevation. The property has a driveway leading up to the house and garage providing ample car parking with extensive lawns to the front, side and rear in addition to being stocked with an abundance of plants trees and shrubs. There is the added benefit of three useful storage cupboard with roller shutter access that could be used for a variety of uses.

### Garage

Integral garage accessed via an electric roller shutter.

### 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, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

