



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BENEDICT ROAD, SUNDERLAND

£299,950

We welcome to the market this superb 4 bed mid terraced house situated on Benedict Road in Roker being within walking distance for the sea front, its beaches, coastal walks and attractions as well as shops, bars and cafes as well as excellent transport links to Sunderland City Centre. Internally the property boasts many original period features and charm whilst benefiting from stylish decor plus many extras of note. The generous yet versatile living space is arranged over three floors and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom, WC and to the Second Floor is a Landing, and Loft Room. Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Terraced House
 Living Room
 Kitchen & Utility
 Lovely Property

3 Bedrooms
 Dining Room
 Viewing Advised
 EPC Rating:C



MICHAEL HODGSON
 estate agents & chartered surveyors

MICHAEL HODGSON

MICHAEL HODGSON

MICHAEL HODGSON

MICHAEL HODGSON

BENEDICT ROAD, SUNDERLAND

£299,950

Entrance Vestibule

Tiled floor, leading to the inner hall.

Inner Hall

The inner hall has a mosaic tiled floor, cast iron radiator, stairs to the first floor.

Living Room

16'5" to bay x 14'9"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with gas fire, coving to ceiling, ceiling rose, wood strip floor opening to the dining room.

Dining Room

14'5" x 13'3"

The dining room has a wood strip floor, double radiator, double glazed window, access to the kitchen.

Kitchen

16'5" max x 11'4" max

The kitchen has a range of floor and wall units, stainless steel sink and mixer tap, radiator, double glazed window, tiled floor, electric oven, electric hob with extractor over, integrated fridge, freezer, microwave oven.

Utility

11'7" x 6'2"

The utility has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, two double glazed window, stainless steel sink and mixer tap, tiled floor, plumbed for washer, radiator.

First Floor

Landing, recessed spot lighting.

WC

Low level WC, double glazed window, tiled floor, wash hand basin with mixer tap.

Bathroom

White suite comprising of a low level WC, radiator, bath with mixer tap, two double glazed windows, tiled floor, recessed spot lighting, wall hung wash hand basin with mixer tap, double shower with rainfall style shower head, extractor.

Bedroom 1

13'6" x 14'4"

Rear facing, double glazed window, double radiator.

Bedroom 2

12'9" max x 13'3" max

Front facing double glazed window, radiator, two wardrobes to both alcoves.

Bedroom 3

9'10" x 7'5"

Front facing, double glazed window, radiator, range of fitted wardrobes.

Second Floor

Landing.

Loft Room

21'6" max x 18'8" max

three velux style windows, t fall roof in part, range of fitted wardrobes with matching side tables, recessed spot lighting, fitted dresser and drawers, storage cupboard.

Externally

Externally there is a front forecourt and block paved rear yard in addition to an outside shed, the rear yard is accessed via an electric roller shutter. There is an electric vehicle charger point

COUNCIL TAX

The Council Tax Band is Band C.

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

