



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



LEYFIELD CLOSE, SUNDERLAND £425,000

We offer to the market this extended 4 bedroomed detached house situated on the cut-de-sac of Leyfield Close on The Downs which commands an excellent location providing easy access to the A19, Doxford International Business Park, local shops, schools and amenities. The property briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Cloaks Area, WC, Utility and to the First Floor, Landing, 4 Bedrooms, Bathroom and an En Suite to the Master Bedroom. Externally there is a front garden with driveway providing ample off street parking whilst to the rear is a lovely garden having porcelain paved patio area and artificial lawn. Viewing of this home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen/ Dining/ Family Room

Bathroom & En Suite

Garage & Gardens

Must Be Viewed

EPC Rating: C



LEYFIELD CLOSE, SUNDERLAND
£425,000

Entrance Hall
The entrance hall has stairs to the first floor, radiator, double glazed window.

Living Room
21'0" max x 11'10" max
The living room has a front double glazed window, feature fire place, two radiators, double doors to the kitchen/family room

Kitchen/Dining/Family Room
23'3" max x 32'6" max
A stunning open plan kitchen/ dining room/ family room.
The kitchen area has a range of floor units, integrated wine cooler, integrated dishwasher, sink and drainer with mixer tap, integrated double oven, gas hob with extractor over, two velux style windows, double glazed windows.
The dining area has recessed spot lighting, two radiators and the family area has a multi fuel fire, two radiators, double glazed French doors to the rear, bi folding doors, three velux style windows, recessed spot lighting.

Rear Passage
Radiator, fitted sliding door for storage, door to utility.

WC
Suite comprising of a low level WC, wash hand basin on a storage unit, radiator.

Utility
8'2" max x 11'1" max
The utility been formed from part of the former garage and has a range of floor and wall units, sink and drainer with mixer tap, plumbed for washer and dryer, door to the garage.

First Floor
Landing, loft access, storage cupboard.

Bedroom 1
11'8" x 11'11"
Double glazed window, radiator, fitted wardrobe with sliding doors, ceiling fan.

En Suite
Suite comprising of a low level WC, wash hand basin on a vanity unit, shower double glazed window, radiator.

Bedroom 2
14'7" x 8'7"
Double glazed window, radiator.

Bedroom 3
8'5" x 9'3"
Double glazed window, fitted wardrobe with sliding doors, radiator, fitted vertical wall bed.

Bedroom 4
9'1" max x 6'7" max
Currently used a dressing room with range of fitted wardrobes, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, wash and basin on a vanity unit, bath with shower over, shower attachment, double glazed window, recessed spot lighting, radiator.

Externally
Externally there is a front lawn with trees and bushes and driveway providing ample off street parking leading to the garage whilst to the rear is a patio area, artificial lawn, side gate.

Garage
Garage accessed via an electric roller shutter, wall mounted gas central heating boiler.

COUNCIL TAX
The Council Tax Band is Band E.

TENURE

We are advised by the Vendors that the property is XX. 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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

