



MICHAEL HODGSON

estate agents & chartered surveyors



## HOPE VIEW, SUNDERLAND

£145,000

We offer to the market this 3 bedroom semi detached house situated on the cul-de-sac of Hope View in the popular area of Ryhope located close to local schools, shops and amenities as well as road links to the A19 and Sunderland City Centre. The property offers ready to move into living accommodation briefly comprising of Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden and to the rear a generous garden having a lovely patio area, extensive lawns and outside storage. Viewing is highly recommended

Semi Detached House  
Living Room  
Kitchen  
Viewing Advised

3 Bedrooms  
Dining Room  
Superb Garden  
EPC Rating: D



# HOPE VIEW, SUNDERLAND

## £145,000

---

Entrance Hall  
Double glazed window, radiator, stairs to the first floor, laminate floor, cupboard under the stairs.

Dining Room  
9'1" x 13'0"  
Front facing reception room having a double glazed window, radiator, laminate floor.

Living Room  
13'2" x 12'11"  
The living room has a double glazed window, radiator, inset fireplace with tiled insert and tiled hearth, laminate floor.

Kitchen  
6'6" x 9'10"  
The kitchen has a range of floor and wall units, tiled splashback, stainless steels ink and mixer tap, radiator, plumbed for washer, wall mounted gas central heating boiler, storage cupboard, double glazed window, door to the garden.

First Floor  
Landing,

Bathroom  
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towels radiator, double glazed window, bath with mixer tap and shower over.

Bedroom 1  
13'0" x 12'9"  
Front facing, double glazed window, radiator.

Bedroom 2  
13'4" x 9'8"  
Rear facing, double glazed window, radiator.

Bedroom 3  
9'6" x 8'9"  
Front facing, double glazed window, radiator, storage cupboard.

Externally  
Externally there is a front garden and to the rear a generous garden having a lovely patio area, extensive lawns and outside storage.

COUNCIL TAX  
The Council Tax Band is Band A.

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, SR1 1QX

---

0191 5657000

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

