



MICHAEL HODGSON

estate agents & chartered surveyors



CORNING ROAD, SUNDERLAND
£165,000

A lovely modern 3 bed town house that is arranged over 3 floors offering excellent living accommodation situated on Corning Road on the relatively newly built development of Alexandra Park which offers an excellent location providing easy access to the City Centre, local shops, schools and amenities as well as transport links to the A1231 and A19. The property itself benefits from gas central heating, double glazing, contemporary decor and briefly comprises of: Entrance Hall, Kitchen / Dining Room, Ground Floor Reception Room, Separate WC, to the first floor there is a Master Bedroom with En Suite and a Living Room whilst to the Second floor there are 2 further bedrooms and a Bathroom. Externally there is a front artificial grass lawn and block paved driveway providing off street parking whilst to the rear is a lovely garden having an artificial grass lawn and paved patio area. Viewing of this superb home is advised.

Town House

3 Bedrooms

Sitting Room / Study

Bathroom & En Suite

Over 3 Floors

Living Room

Kitchen / Breakfast Room

EPC Rating: C



CORNING ROAD, SUNDERLAND

£165,000

Entrance Hall

Laminate floor, radiator with cover, stairs to the first floor.

Sitting Room / Study / 4th Bedroom

10'0" x 9'3"

A versatile room currently used as a sitting room / study, front facing, double glazed window, radiator, laminate floor feature fireplace with electric fire.

WC

White suite comprising low level wc, wall hung wash hand basin with tiled splashback, laminate floor, radiator, extractor.

Kitchen/ Dining Room

13'1" x 12'11"

The kitchen/ dining room has a laminate floor, double glazed window, double glazed patio door opening to the rear garden, recessed spot lighting, radiator, storage cupboard.

The kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, cupboard with wall mounted gas central heating boiler, integrated washing machine.

There is a breakfasting island with breakfast bar, integrated fridge, freezer and storage below.

First Floor

Landing

Living Room

13'1" x 9'1"

The living room has a double glazed window and double glazed French doors opening to a Juliet balcony, radiator, laminate floor.

Bedroom1

15'3" max x 9'7"

Rear facing, double glazed window, radiator, laminate floor, double glazed French doors to Juliet balcony.

En Suite

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, partially tiled walls, shower with tiled surround, tiled floor, extractor, radiator.

Second Floor

Landing, loft access, storage cupboard.

Bedroom 2

10'2" x 13'1" max

Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 3

11'5" x 9'11"

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

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and rainfall style shower head over and an additional shower attachment, extractor, radiator.

Externally

Externally there is a front artificial grass lawn and block paved driveway providing off street parking whilst to the rear is a lovely garden having an artificial grass lawn and paved patio area.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

MICHAEL HODGSON

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

