



MICHAEL HODGSON

estate agents & chartered surveyors

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BROOKSIDE GARDENS, SUNDERLAND

£375,000

We welcome to the market this immaculately presented and extended 5 bed house that is nestled within a mid terraced position on Brookside Gardens which is a private road in the Ashbrooke Conservation area that offers a peaceful and tranquil setting with lovely views from the front elevation over the private gardens and beyond. The property has been meticulously modernised and improved by the current owners and will not fail to impress. The generous living accommodation briefly comprises of: Entrance Porch, Entrance Hall, Living Room/ Dining Room and Kitchen. To the First Floor there is a WC and 3 Bedrooms and to the Second Floor Wet Room, 2 Bedrooms and Office/ Study. Externally there is a front lawned garden and to the rear a paved yard accessed via an electric roller shutter providing off street parking in addition to a lawned garden opposite the property. Viewing is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale. VACANT POSSESSION

Terrace House	5 Bedrooms
Over Three Floors	Sought After Location
Additional Lawned Garden	No Chain Involved / Vacant Possession
Must Be Viewed	EPC Rating: D



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Entrance Porch
Leading to:

Entrance Hall
The Entrance Hall has stairs leading to the First Floor, radiator, coving to ceiling, cupboard under stairs with access to a cellar, tiled floor.

Living Room/ Dining Room
14'2" max x 36'3"2" max to bay
An immaculate Living Room/ Dining Room having a front facing double glazed bay window, brick fireplace with multi fuel stove, double glazed French doors to the rear, radiator, feature fireplace with open fire, partially paneled walls and coving to ceiling.

Kitchen
19'10" max x 10'3" max
The Kitchen has a range of floor units, integrated double oven, integrated washing machine and dishwasher, fridge/freezer, sink and drainer with mixer tap, central island with storage under, 2 wine coolers, electric hob, cupboard with wall mounted gas central heating boiler, radiator, tiled floor, recessed spot lighting in part, impressive vaulted ceiling with exposed brick, 2 double glazed windows, bi folding door to the rear.

First Floor
Landing having a double glazed window and radiator.

Wc
Low level wc, wall hung wash hand basin, chrome radiator, double glazed window.

Bedroom
14'2" x 12'1" max
Rear facing bedroom having an exposed brick feature wall, feature fireplace, free standing bath with mixer tap and shower attachment.

Bedroom
18'2" to bay x 12'7" max
Front facing, double glazed bay window, radiator, feature fireplace, coving to ceiling.

Bedroom
6'6" x 11'4"
Front facing, double glazed window, radiator, coving to ceiling.

Second Floor

Wet Room
Suite comprising low level wc, 2 wall hung wash hand basins, set room style shower, double glazed window, recessed spot lighting, tiled walls and floor.

Bedroom
12'4" max x 15'0" max
T-fall roof in part, double glazed windows, radiator, storage under eaves.

Bedroom
14'9" max x 15'9" max
Double glazed window, t-fall roof in part- radiator, storage under eaves.

Study/ Home Office
4'1" x 7'8"
T-fall roof in part, velux style window, radiator.

Externally
Externally there is a front lawned garden and to the rear a paved yard accessed via an electric roller shutter providing off street parking in addition to a lawned garden opposite the property.

COUNCIL TAX
The Council Tax Band is Band D

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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.

M I C H A E L H O D G S O N

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