



MICHAEL HODGSON

estate agents & chartered surveyors



OFFERTON CLOSE, SUNDERLAND
£269,950

We welcome to the market this 3 / 4 bed link detached dormer "dutch" style bungalow situated on the cul-de-sac of Offerton Close in South Hylton commanding convenient access to the A19, local shops, schools and amenities as well as South Hylton Metro Station and Sunderland City Centre. This property had been modernised and improved by the current owners and will not fail to impress all who view. The versatile and generous property is arranged over two floors and briefly comprises of: Entrance Inner Hall, Study / Reception Room, Kitchen / Dining / Living Room, Garden Room, Ground Floor 4th Bedroom or Sitting Room, Bathroom and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and a side driveway leading to the garage and to the rear is a lawned garden. Viewing is highly recommended.

Detached

3 or 4 Bedrooms

Kitchen / Dining / Sitting Room

Garage & Gardens

Dutch Style Bungalow

2 Reception Rooms

Bathroom & Shower Room

EPC Rating: C



OFFERTON CLOSE, SUNDERLAND

£269,950

Entrance Hall

The entrance hall has a Karndean floor, stairs to the first floor, radiator

Kitchen / Dining Room / Living Room

23'7" max x 21'7" max

A open plan Kitchen / Dining / Living Room having two double glazed window, karndean flooring, radiator.

The kitchen has a range of floor and wall units, breakfast bar, induction hob, oven, integrated dishwasher, fridge / freezer, sink and mixer tap, cupboard with wall mounted gas central heating boiler.

Garden Room

11'0" x 7'9"

Range of double glazed window, door to the garage, double glazed door to the garden.

Study / Reception Room

11'3" x 12'2"

A versatile room having a double glazed window, radiator

4th Bedroom / Reception Room

7'10" x 12'2"

A flexible living space featuring: Karndean flooring, double-glazed windows and radiator. Ideally suited as a ground-floor fourth bedroom, this room also functions perfectly as a dedicated home office or secondary sitting room

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, part tiled wall, double glazed window, chrome towel radiator, bath with mixer tap and shower attachment, karndean flooring.

First Floor

Landing, loft access, velux style window to the side elevation.

Bedroom 1

11'11" max x 15'7" max

Double glazed window, radiator, storage cupboard.

Bedroom 2

11'5" x 12'10"

Double glazed window, radiator, velux style window.

Bedroom 3

12'0" x 8'2"

Two velux style windows, radiator.

Shower Room

White suite comprising of a low level WC, wall hung wash hand basin with a mixer tap sat on a vanity unit and tiled splashback, double glazed window, shower with tiled cplashback and rainfall shower head and an additional shower attachment.

Garage

Accessed via an up and over door.

Externally

Externally there is a front garden and a side driveway leading to the garage and to the rear is a lawned garden.

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

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

