



MICHAEL HODGSON

estate agents & chartered surveyors



ROSEWOOD COTTAGE, COLD HESLEDON

£370,000

NO CHAIN INVOLVED. We are delighted to bring to the market Rosewood Cottage which is a superb barn conversion pleasantly situated within Cold Hesledon. The property itself offers generous living space boasting contemporary décor, modern bathroom suites, under floor heating, aluminium double glazing with inset blinds and many extras of note. The living accommodation briefly comprises of: Entrance Vestibule, Living / Dining / Family Room, Garden Room, 3 Bedrooms, Bathroom and En Suite to Bedroom 2, Utility and a WC. Externally there is a front gated gravelled driveway providing parking for a number of cars whilst to the rear there is a generous garden enjoying an open aspect with paved patio area and lawn. There is the added benefit of a detached summer house that could be used for a variety of uses. Cold Hesledon is a small semi rural village situated just off the A19 Highway which provides access to all regional centres including Sunderland, Durham, Newcastle and Middlesbrough. Dalton Park Leisure and Shopping Centre is just a short distance away as well as Seaham Harbour and Marina where there are a variety of shops, bars and restaurants. Viewing is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED.

- | | |
|--------------------------------|---------------------|
| Mid Link Bungalow | 3 Bedrooms |
| Living / Kitchen / Family Room | Bathroom & En Suite |
| Garden Room | Double Garage |
| Viewing Advised | EPC Rating: C |



ROSEWOOD COTTAGE, COLD HESLEDON

£370,000

Entrance Vestibule

Tiled floor, alarm control panel, recessed spot lighting

Living Room/Kitchen/Dining Room

22'11" ,49'2" x 24'8"

A Fantastic open plan Living Room / Kitchen / Dining Room having a tiled floor with underfloor heating, recessed spot lighting, inset speakers to the ceiling, provision for a wall mounted television, double glazed window, Velux style window

The Kitchen has a range of floor and wall units, granite worktops, sink with mixer tap, two electric ovens, integrated microwave and dishwasher, gas hob with extractor over.

Garden Room

13'6" x 14'2"

The Garden Room has two sets of double glazed windows and bi-folding doors opening to the rear garden, tiled floor with underfloor heating

Bedroom One

11'2" x 15'0"

The Master Bedroom has bi folding doors opening to the rear garden, Velux style window, recessed spot lighting, under floor heating

Bedroom Two

10'8" x 10'0"

Rear facing, double glazed window, laminate floor with underfloor heating, Velux style window

En Suite

White suite comprising low level wc, corner shower cubicle, pedestal wash hand basin with mixer tap, tiled floor, extractor, recessed spot lighting

Bedroom Three

11'9" x 10'0"

Rear facing, double glazed window, underfloor heating, Velux style window

Utility

7'8" x 4'7"

Floor and wall units with tiled splashbacks, wall mounted gas central heating boiler, tiled floor, double glazed window, plumbed for washing machine and dryer, recessed spot lighting,

Bathroom

Modern white suite comprising of a low level wc, bath with mixer tap, his and hers wash hand basins with mixer tap set on a vanity unit, recessed spot lighting, chrome towel radiator, wet room style walk in shower with Rainfall style shower head and an additional shower attachment, tiled walls and floor, chrome towel radiator, recessed spot lighting, extractor, underfloor heating

WC

White suite comprising low level wc, wall hung wash hand basin with tiled splashback, tiled floor, double glazed window, recessed spot lighting

External

Externally there is a front gated gravelled driveway providing parking for a number of cars whilst to the rear there is a generous garden enjoying an open aspect with paved patio area and lawn. There is the added benefit of a detached summer house that could be used for a variety of uses.

Garage

18'4" x 19'10"

Double garage accessed via an electric roller shutter

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

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

