



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ENNERDALE, SUNDERLAND

£195,000

We welcome to the market this well presented and deceptively spacious 3 bed mid terraced house situated on Ennerdale in the sought after area of Ashbrooke being located close to Sunderland City Centre as well as local schools including Saint Aidan's Catholic Academy, Thornhill School, Ashbrooke Sports Ground in addition to shop and amenities. The property itself benefits from versatile living space briefly comprising of: Entrance Hall, Living Room, Sitting Room or Dining Room, Kitchen / Dining Room, Utility Area, Separate WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard accessed via and electric roller shutter. Viewing is highly recommended.

Terraced House

3 Bedrooms

Living Room

Sitting Room

Kitchen / Dining Room

Utility & WC

Viewing Advised

EPC Rating: D

MICHAEL HODGSON
estate agents & chartered surveyors



ENNERDALE, SUNDERLAND

£195,000

Entrance Vestibule

leading to:

Inner Hall

The inner hallway has a wood strip floor, stairs leading to the first floor

Living Room

15'3" m x 15'6"

The Living Room has a timber framed double glazed bay window to the front elevation, exposed wood floor, radiator, marble feature fireplace with gas fire, fitted bookshelves to the two alcoves

Dining /Sitting Room

13'3" x 12'11"

A versatile reception room having an exposed wood strip floor, ornate feature fireplace, double glazed window

Kitchen / Dining Room

10'5" x 15'4"

The Kitchen has a range of floor units, oak worktops, exposed wood strip floor, two double glazed windows Belfast sink with mixer tap, ornate inset range cooker (not working) cupboard with wall mounted gas central heating boiler, electric hob with extractor over, electric oven, radiator

Utility Area

Plumbed for washing machine and dryer, double glazed window, radiator, tiled floor, door to the rear yard

WC

Low level wc tiled floor double glazed window, radiator

First Floor

Landing, double glazed window

Bathroom

Suite comprising low level wc, pedestal wash hand, shower with tiled surround, chrome towel radiator, bath with mixer tap and shower attachment

Bedroom One

13'1"/22'11" x 13'3"

Rear facing, double glazed window, radiator

Bedroom Two

12'0" x 10'1"

Front facing, radiator, timber framed double glazed window

Bedroom Three

8'6" x 8'3"

Front facing, timber framed double glazed window, radiator, exposed wood stripped floor

External

Externally there is a front forecourt and a rear yard accessed via and electric roller shutter.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

We are advised by the Vendors that the property is TBC. 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

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

