



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



LEIGHFIELD DRIVE, SUNDERLAND

Offers Over £400,000

Michael Hodgson are delighted to welcome to the market this impressive 4 bed detached house nestled in a cul-de-sac position on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house which is built to the "The Alder" design boasts gas central heating, double glazing, a security alarm system, contemporary décor, upgraded floor coverings to the ground floor, luxury bathroom suites, stunning kitchen with integrated appliances and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / dining / Family Room, Utility, WC and to the First Floor, 4 Bedrooms, En Suite and Family Bathroom. Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely lawned garden and paved patio area. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & En Suite

Garage & Gardens

Stunning Property

EPC Rating: B

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON



MICHAEL HODGSON

LEIGHFIELD DRIVE, SUNDERLAND

Offers Over £400,000

Entrance Hall

The entrance hallway has a karndean flooring, alarm control panel, return staircase to the first floor, storage cupboard

Living Room

14'4" x 13'10"

The living room has a double glazed window to the front elevation, radiator, recessed spot lighting, uplighting

Kitchen / Breakfast / Family Room

18'6" x 21'1"

An open plan kitchen/breakfast/family room having a double glazed window, Karndean floor with underfloor heating in part, recessed spot lighting, radiator

The kitchen has a comprehensive range of floor and wall units, under unit lighting, integrated fridge, freezer, dishwasher, microwave, double electric oven, wine rack, central breakfasting island with breakfast bar, five ring gas hob with extractor over, large storage drawers

Utility

6'0" x 5'8"

The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated washer and dryer, Karndean floor, recessed spot lighting, extractor, door to the garden

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, radiator, double glazed window, Karndean floor, part tiled walls, recessed spot lighting, extractor

First Floor

Landing, double glazed window to the front elevation, loft access, two storage cupboards and airing cupboard

Bedroom 1

15'9" x 11'9"

Front facing, double glazed window, full range of fitted wardrobes, radiator, recessed spot lighting

En Suite

Modern white Roca suite comprising low level wc, wall hung wash hand basin, walk in shower with rainfall style shower head and an additional shower head, part tiled walls, tiled floor, recessed spot lighting, extractor, double glazed window, chrome towel radiator

Bedroom 2

11'7" x 10'8"

Rear facing, double glazed window, radiator, recessed spot lighting, range of fitted wardrobes

Bedroom 3

10'8" x 11'8"

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

Bedroom 4

10'4" x 10'5"

Front facing, double glazed window, radiator, recessed spot lighting

Bathroom

Contemporary white Roca suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap, shower with rainfall style shower and an additional shower head, double glazed window, part tiled walls, tiled floor, recessed spot lighting, extractor

Garage

Integral garage, wall mounted gas boiler

Loft Space

Accessed via loft ladder, boarded for storage

Externally

Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely lawned garden 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.

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

