



MICHAEL HODGSON

estate agents & chartered surveyors

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BROOKSIDE GARDENS, SUNDERLAND

£285,000

We welcome to the market this immaculately presented and extended 3 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 to an exacting standard and will not fail to impress combining contemporary decor blending seamlessly with many period features and charm benefitting from double glazing, gas central heating, a fantastic open plan / kitchen / family room, a security alarm system, luxury bathroom suite and many extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room Kitchen / Dining / Family Room, Sitting Room, WC and to the First Floor, a Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and to the rear a courtyard garden with paved patio area, artificial grass lawn accessed via an electric roller shutter providing off street parking in addition to a garden allotment opposite the property. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Terraced House
Living Room
Sitting Room
Viewing Advised

3 Bedrooms
Kitchen / Dining / Family
Room
Stunning Home
EPC Rating: TBC



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Entrance Hall
Leading to:

Inner Hall
Tiled floor, stairs to first floor, feature radiator, understairs cupboard

Living Room
12'9" x 18'4" to bay
The Living Room has a bay window to the front elevation incorporating three double glazed windows, ornate feature fireplace with open fire, radiator

Kitchen / Dining / Family Room
20'7" x 17'9"
A fantastic open plan kitchen/dining/family room having a tiled floor, two radiators, recessed spot lighting, double glazed French doors leading to the rear, alarm control panel.

The Kitchen comprises a range of floor and wall units, Belfast sink with mixer tap, central breakfasting island with silestone worktops, cupboard with wall mounted gas central heating boiler

Sitting Room
14'10" x 12'11"
A lovely space having exposed wood stripped floor, insert shelving to the alcoves, multi fuel stove, recessed spott lighting

WC
White suite comprising low level wc, pedestal wash hand basin with tile splashback, recessed spot lighting, extractor, tiled floor, storage cupboard

First Floor
Landing

Bathroom
Modern white suite comprising low level we and washhand basin with mixer tap set on a vanity unit, chrome towel radiator, bath with mixer

tap and shower attachment, in iaddition to a rainfall style shower head over, tiled walls and floor, recessed spot lighting

Bedroom One
14'10" x 11'11"
Front facing, double glazed window, radiator

Bedroom Two
8'6" x 14'10"
Rear facing, double glazed window, radiator, recessed wardrobe to the alcove and shelving to another, ornate feature fireplace

Bedroom Three
11'6" x 7'7"
Front facing, double glazed window, radiator

External
Externally there is a front lawned garden and to the rear a courtyard garden with paved patio area, artificial grass lawn accessed via an electric roller shutter providing off street parking in addition to a garden allotment opposite the property.

Garden/Allotment
There is a separate garden/allotment that is included in the sale.

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be reposessed if you do not keep up repayments on your mortgage.

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

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