



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



AYLESFORD MEWS, SUNDERLAND

£260,000

A larger style 5 bedroomed modern terraced house situated on Aylesford Mews which is a much sought after location commanding easy access to local shops, schools and amenities in addition to Sunderland City Centre being a short car journey away. The property benefits from spacious yet versatile living space arranged over 3 floors briefly comprising of: Entrance Hall, WC / Cloaks, Kitchen / Breakfast Room, Utility, Dining / Sitting Room to the First Floor, Landing, Living Room, 5th Bedroom / Study, Bedroom and an En Suite and to the Second Floor, Master Bedroom with En Suite, Family Bathroom, and Two additional bedrooms. Externally there is a front garden and to the rear there is a lawned garden and decking area. There is a garage in a separate block. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Terraced House

5 Bedrooms

Over Three Floors

Bathroom & 2 En Suites

2 Reception Rooms

Kitchen / Breakfast Room

Garage & Gardens

Epc Energy Rating: C



AYLESFORD MEWS, SUNDERLAND

£260,000

ENTRANCE VESTIBULE

Alarm control panel, radiator.

WC/CLOAKS

White suite comprising low level wc, pedestal basin with tiled splashback, double glazed window, extractor.

INNER HALL

Radiator, wood strip floor, cupboard under stairs, stairs to first floor.

SITTING/RECEPTION ROOM

13'3" x 10'7"

Wood strip floor, double glazed bay window to front elevation, coving to ceiling, double radiator

KITCHEN/DINING ROOM

10'6" x 16'6"

The kitchen is fitted with a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, gas hob with stainless steel extractor over, wine rack, integrated fridge and dishwasher, double radiator, tiled floor, double glazed patio door to the garden, recessed spot lighting.

UTILITY

6'5" x 6'8"

Floor and wall units, plumbed for washer, wall mounted gas central heating boiler, door to rear, radiator, tiled floor.

FIRST FLOOR

Landing, double glazed window to rear elevation, radiator, storage cupboard.

BEDROOM 5 / STUDY

9'9" x 10'8"

Double glazed patio door leading to Juliet balcony, wood strip door, double radiator, fully equipped study with fitted desk and storage cupboards, glass display cabinet.

BEDROOM 2

12'7" x 9'11"

Front facing, double glazed window, radiator.

ENSUITE

White suite comprising low level wc, pedestal basin, double shower with tiled surround, radiator, extractor.

LIVING ROOM

23'7" max x 12'8" max

A generous living room having 2 double glazed windows, radiator, coving to ceiling.

SECOND FLOOR

Landing, loft access, storage cupboard.

FAMILY BATHROOM

White suite comprising low level wc, pedestal basin, bath with tiled surround, double glazed window, radiator.

BEDROOM 1

13'1" x 15'1"

Front facing, two double glazed windows, wood strip floor, two radiators, loft access.

ENSUITE

White site comprising low level wc, pedestal basin, shower with tiled surround, partially tiled walls, radiator, double glazed window, extractor.

BEDROOM 3

10'7" x 14'8"

Rear facing, double glazed window, radiator.

BEDROOM 4

9'10" x 13'0"

Front facing, double glazed window, radiator.

EXTERNALLY

Externally there is a front garden and to the rear there is a lawned garden and decking area.

GARAGE

Single garage in separate block.

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

