



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



## ROSEWOOD VIEW, SOUTH HETTON

£475,000

AVAILABLE FOR VIEWINGS - CURRENTLY UNDER CONSTRUCTION -

The property when completed will comprise of an impressive bespoke architecturally designed 4 bedroom detached house set within a small executive gated development of only 4 detached houses in South Hetton which will offer an excellent commuting location providing easy access to the A19, shops, amenities, schools in addition to Durham, Middlesbrough, Sunderland and the region beyond. The property will benefit from gas central heating, contemporary decor, modern bathroom suites, superb fitted kitchen, open plan kitchen / dining / family room plus many extras of note. The generous living accommodation will briefly comprise of Entrance Hall, Living Room / Kitchen / Dining / Family Room, WC and Utility. To the First Floor 4 Bedrooms, En Suite and Dressing Area to the Master Bedroom and an En Suite to Bedroom 2, Family Bathroom. Externally there will be a front and rear garden and an integral single garage. Viewing is advised to appreciate the property, location and home on offer.

Under Construction

New Build

Detached House

4 Bedrooms

Kitchen / Living / Family Room

Freehold

Bathroom & En Suite

EPC Rating: TBC



## ROSEWOOD VIEW, SOUTH HETTON

£475,000

---

### LIVING SPACE

When completed the property will provide the following accommodation:

ENTRANCE HALL

LIVING / KITCHEN / FAMILY ROOM

UTILITY

WC

FIRST FLOOR

BEDROOM 1

DRESSING AREA

ENSUITE

BEDROOM 2

ENSUITE

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

GARAGE

EXTERNALLY

AGENTS NOTE

PLEASE NOTE THAT THE INTERNAL / KITCHEN / BATHROOM PHOTOGRAPHS SHOWN ARE FROM PLOT 3 FOR ILLUSTRATION AND GUIDE PURPOSES ONLY

# 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](http://www.michaelhodgson.co.uk)

