



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## THE CRESCENT, SUNDERLAND

Offers Over £699,950

We are delighted to welcome to the market this superb 3 bed detached bungalow located on The Crescent in Cleadon offering a much sought after and highly desirable location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property benefits from contemporary decor, double glazing, gas central heating, an impressive kitchen, solar panels to the rear roof space plus many extras of note. The generous living accommodation briefly comprises of Entrance Porch, Entrance Hall, Living Room, Kitchen/ Dining/ Family Room, Study/Office, 3 Bedrooms, one with an En Suite and a Family Bathroom. Externally the property has a front paved driveway providing off street parking accessed via an electric gate leading to the garage and generous front and side lawned garden with an array of trees, shrubs and bushes. To the rear of the property there is a generous lawned garden and patio areas, well stock boarders, trees, shrubs and bushes, garden pond, aluminium shed and side gate. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this rare to the market property is highly recommended to fully appreciate the space, home and location on offer.

Bungalow

No Onward Chain

Kitchen/ Family Room

Garage & Gardens

Detached

3 Bedrooms

Bathroom & En Suite

EPC Rating D

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON

MICHAEL HODGSON

MICHAEL HODGSON

MICHAEL HODGSON

## THE CRESCENT, SUNDERLAND

Offers Over £699,950

---

### Entrance Porch

The Entrance Porch has a tiled floor.

### Entrance Hall

The Entrance Hall has tiled floor, loft access, storage cupboard, radiator, coving to ceiling and under floor heating.

### Living Room

13'7" max x 25'3" max to bay

The Living Room has a double glazed French door to the side garden and a double glazed bay window with French doors to the rear garden. partially panelled walls, coving to ceiling, feature fireplace with gas fire and tiled wood flooring.

### Study/ Office

6'0" x 10'5"

Two double glazed windows and radiator.

### Sitting/ Family Room Area

10'11" max x 15'3" max

The Sitting Room area has double glazed windows and double glazed French doors to the rear garden, radiator, dual aspect gas stove style fire and opening to:

### Kitchen/ Dining Room Area

23'5" max x 12'0" max

The Kitchen has comprehensive range of floor and wall units, integrated fridge and freezer and an additional freezer, integrated double oven, 5 ring gas hob with extractor over, integrated dishwasher, sink and drainer with mixer tap, double glazed window, double glazed French door to the rear garden, radiator, door to the garage, recessed spot lighting and dual aspect gas stove style fire.

### Bedroom 1

10'8" x 11'10" max

Front facing bedroom having a double glazed window, radiator and fitted wardrobes with sliding doors

### En Suite

White suite comprising low level wc, wash hand basin on vanity unit, shower with tiled surround, contemporary radiator, double glazed window.

### Bedroom 2

14'0" x 9'7"

This bedroom has a double glazed window to the front elevation and double glazed window to the side elevation, radiator and a range of fitted wardrobes.

### Bedroom 3

10'0" max x

Front facing bedroom having a double glazed bay window, radiator and fitted wardrobes with sliding doors.

### Family Bathroom

White suite comprising low level wc, pedestal basin, roll top bath with chrome feet and shower over, recessed spot lighting, chrome towel radiator and two double glazed windows.

### Garage

The garage has a utility area which is plumbed for washer and drier, accessed via an electric up and over door and side door to access the rear. There is loft accessed via loft ladders, the loft has wall mounted gas central heating boiler

### WC

Low level wc, wash hand basin

### Externally

Externally the property has a front paved driveway providing off street parking accessed via an electric gate leading to the garage and generous front and side lawned garden with an array of trees, shrubs and bushes. To the rear of the property there is a generous lawned garden and patio areas, well stock borders, trees, shrubs and bushes, garden pond, aluminium shed and side gate. There is gate access to storage space to the side.

### COUNCIL TAX

The Council Tax Band is Band E

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### 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.

### 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

### AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property as the current owners are related to an employee of the Company.

# 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)

