



MICHAEL HODGSON
for sale
0191 5657000
www.michaelhodgson.co.uk

MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



HUMBLDON PARK, SUNDERLAND Offers Over £250,000

This neatly presented 3 bedroom semi detached house is situated on Humbledon Park in the popular area of High Bares. Being close to local schools, shops, amenities, Barnes Park, Sunderland Royal Hospital and road links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden and paved driveway for off street parking whilst to the rear there is a lawned garden with patio area and access to the detached garage. Viewing of this property is highly recommended.

Semi Detached House
Living Room & Dining
Room
Off Street Parking
Leasehold

3 Bedrooms
Rear Garden
Tax Band D
EPC Rating D



HUMBLEDON PARK, SUNDERLAND

Offers Over £250,000

Entrance Hall

The Entrance Hall has stairs to the first floor, tiled floor, radiator, cupboard under the stairs.

Living Room

17'5" to the bay x 14'2" max

Front facing Living Room having a double glazed bay window, feature fire place with electric fire, radiator.

Dining Room

13'1"/36'1" max x 26'1" max

Rear facing, double glazed window, double glazed french doors to the rear garden, radiator, coving to ceiling, sky light, recessed spot lighting, feature fire place.

Kitchen

9'4" max x 10'11" max

The Kitchen has a range of floor and wall units, space for double oven with extractor over, plumbed for washer, cupboard with wall mounted gas central heated boiler, sink with mixer tap, double glazed window, recessed spot lighting, radiator, door to rear, tiled floor.

Orangery/Conservatory

First Floor

Landing having a double glazed window, loft access

Bedroom 1

16'9" to the bay x 10'1"

Front facing bedroom having a double glazed bay window, radiator in bay, fitted wardrobes.

Bedroom 2

13'1" max x 13'3" max

Rear facing, double glazed window, radiator, coving to ceiling

Bedroom 3

10'6" x 9'6"

Front facing, double glazed window, radiator, coving to ceiling

Bathroom

Suite comprising of a low level WC, pedestal basin, free standing roll top bath with shower attachment shower cubicle, 2 double glazed windows, radiator, recessed spot lighting.

Garage

Detached Garage

Externally

Externally there is a front garden and paved driveway for off street parking whilst to the rear there is a lawned garden with patio area and access to the detached garage.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band D

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

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

