



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BERESFORD PARK, SUNDERLAND

£499,950

We are delighted to welcome to the market this exceptional opportunity to purchase a grand, extended Edwardian bay fronted 5 bed, three-storey semi detached house that commands a highly sought after location on the private and gated Beresford Park in leafy Thornhill that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The property offers a discerning purchaser a unique chance to acquire this substantial family residence. Internally the generous yet versatile living space briefly comprises of: Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen / Breakfast Room, Utility with Butler's Pantry, Store Room, WC / Cloak Room and to the First Floor, Landing, 4 Bedrooms, WC, Bathroom, Billiard Room and a Dressing Room to Bedroom 1. To the Second Floor is a landing, 5th Bedroom, Bathroom and Store Room. Externally the property is set on an extensive plot having a front town garden whilst to the rear is a mature garden stocked with an abundance of plants, trees, shrubs in addition to a patio area and lawn. To the rear of the garden is a gated access to the rear with hard standing parking plus access to the detached double garage. There is NO ONWARD CHAIN INVOLVED with the sale. The property is in need of some modernisation and should be viewed to fully appreciate the space, home and location on offer.

Semi Detached House

5 Bedrooms

4 Reception Rooms

Exceptional Opportunity

No Chain Involved

Double Garage & Gardens

Viewing Advised

EPC Rating: E



BERESFORD PARK, SUNDERLAND

£499,950

Entrance Hall

The entrance hall has two radiators, Stairs to the first floor, door access to the cellar.

Lounge

13'8" x 19'9" to the bay

The lounge has a Bay window to the front elevation, two radiators, feature fireplace with gas fire

Sitting Room

17'1" max x 24'7" max

A light and airy room having a Bay window with window seat, front facing, two radiators and an additional window to the front elevation, feature open stone fireplace

Dining Room

16'5" max x 20'3" max

Rear facing Bay window, two radiators, fireplace with gas fire.

WC/Cloak Room

Low level WC, wash hand basin

Kitchen / Breakfast Room

13'9" x 14'10"

The kitchen is fitted with a Range of floor and wall units, radiator, window overlooking the rear garden, stainless steel sink and drainer, gas supply to oven.

Utility

10'7" x 8'11"

Wall mounted gas central heated boiler, plumbed for washer, stainless steel sink

Butler's Pantry

10'9" x 4'5"

A useful butler's pantry / store room, sink

Storage Room

9'11" x 9'10"

Accessed from the utility, door access to the garden

First Floor

Landing

Bedroom 1

17'7" x 16'9" to the bay

Front facing, bay window and an additional window, feature fireplace, radiator.

Dressing Room

8'6" x 12'0"

Two windows to the front elevation, radiator, wash hand basin, built in cupboard

Bedroom 2

13'8" x 19'7" to the bay

Front facing, bay window, ornate feature fireplace with tiled surround and hearth, radiator

Bedroom 3

13'11" x 16'6"

Rear facing, radiator, two storage cupboards to two alcoves, ornate feature fireplace with tiled surround and hearth

Bedroom 4

14'2" to the bay x 14'11"

Side facing, box bay window with a window seat, radiator, built in wardrobe / cupboard and a fireplace

WC

Low level WC, wash hand basin

Bathroom

Bath, shower cubicle, radiator and a towel radiator, sink

Billiard Room / Reception Room

26'4" x 18'1"

A generous versatile room currently used as a billiard room, three windows, two radiators, ornate feature fireplace

Second Floor

Landing

Bedroom 5

16'4" x 11'3"

Front facing, radiator, ornate feature fireplace, two storage cupboards

Bathroom

Suite comprising of a bath, wall hung wash hand basin, radiator.

Store Room

8'5" x 9'6"

T-fall roof in part, skylight

Externally

Externally the property is set on an extensive plot having a front town garden whilst to the rear is a mature garden stocked with an abundance of plants, trees, shrubs in addition to a patio area and lawn. To the rear of the garden is a gated access to the rear with hard standing parking plus access to the detached double garage.

Double Garage

19'8" x 18'2"

A detached double garage

TENURE

We are advised by the Vendors that the property is Freehold and subject to a £10.85 per annum ground rent. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band F

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

