



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FAIRHAVEN, SUNDERLAND
£285,000

We are delighted to bring to the market this immaculately presented 4 bedroom detached house situated on Fairhaven which is situated on the highly regarded and sought after Thurcroft development that offers an excellent location providing easy access to the A19, Doxford International, local shops, schools and amenities. The property itself briefly comprises of: Entrance Hall, WC, Living Room, Kitchen/ Family Room and to the First Floor, 4 Bedrooms, one with En Suite and Bathroom. Externally there is a front lawned garden and paved driveway for off street parking leading to the garage and a rear lawned garden with paved patio area. Viewing of this lovely home is highly recommended.

MICHAEL HODGSON
 estate agents & chartered surveyors

- | | |
|----------------------|--------------|
| Detached House | 4 Bedrooms |
| Kitchen/ Family Room | Living Room |
| Bathroom & En Suite | Rear Garden |
| Garage | EPC Rating B |



MICHAEL HODGSON
 estate agents & chartered surveyors

FAIRHAVEN, SUNDERLAND

£285,000

Entrance Hall

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

Living Room

9'5" x 17'0"

The Living Room has a double glazed window and two radiators.

WC

Low level WC, pedestal basin, radiator

Kitchen/Family Room

26'10" max x 12'11"

The kitchen has a range floor and wall units, integrated electric oven, sink and drainer with mixer tap, gas hob with extractor over, cupboard with wall mounted gas central heated boiler, integrated washer, integrated washer, integrated fridge freezer, tiled floor.

First Floor

Landing, storage cupboard, radiator, loft access.

Bedroom 1

16'4" max x 9'8" max

Front facing, double glazed window, radiator.

Ensuite

Suite comprising of a low level WC, pedestal basin, shower, storage cupboard, radiator, towel radiator.

Bedroom 2

12'11" x 13'5" max

Front facing, double glazed window, radiator.

Bedroom 3

12'3" max x 9'7" max

Rear facing, double glazed window, radiator.

Bedroom 4

9'3" x 9'0"

Rear facing, double glazed window, radiator

Bathroom

Suite comprising of a low level WC, pedestal basin, bath, double glazed window, recessed spot lighting, towel radiator.

Externally

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

Garage

Single garage accessed via an up and over door.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band D

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

