



MICHAEL HODGSON

estate agents & chartered surveyors

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PARK PLACE EAST, SUNDERLAND £290,000

This impressive 5 bedroomed 4 storey house is situated in Park Place East in Ashbrooke offering a much sought after and desirable position offering easy access to Sunderland City Centre, Mowbray Park in addition to good transport links. The property itself retains many period features and generous living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Wc, First Floor, Landing, WC, 3 Bedrooms, Shower Room and to the Second Floor, Landing 2 Bedrooms and a Bathroom. Lower Ground Floor with Utility Area, Office/Reception Room and 2 Storage Rooms. Externally there is a front lawned garden and a rear garden with a patio area, plants and bushes, additional gravelled area, electric roller shutter providing off street parking.. Viewing is highly recommended to fully appreciate the home, space and location on offer.

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Entrance Hall

The Entrance Hall has stairs to the first floor, 2 radiators, oak floor, rear passage, door to the rear, radiator

Living Room

20'4" to bay x 17'7" max

Front facing living room having a sash style bay window, oak floor, feature fire place with a multi fuel burner, coving to ceiling, 2 radiators.

Dining Room

15'0" x 15'5"

Rear facing dining room with sash style window, radiator, shelving in the alcoves, feature fire place.

Kitchen/Breakfast Room

25'7" max x 10'10" max

The kitchen has a range of floor and wall units, space for a range style cooker, integrated microwave, space for dishwasher, sink and drainer with mixer tap, recessed spot lighting, 3 Velux style windows, cupboard with wall mounted gas central heated boiler, integrated fridge freezer, double glazed window, radiator, bi folding doors to the rear.

WC

WC and wash hand basin on a vanity unit, radiator

Lower Ground Floor

Office/ Reception Room

14'11" max x 13'7" max

Double glazed window, radiator, coving to ceiling, feature fire place.

Utility Area

11'6" max x 7'5" max

Floor and wall units, plumbed for washer, stainless steel sink and drainer, stairs to the ground floor, 2 storage rooms

First Floor

Landing with sash style window, storage cupboard, radiator

WC

Low level WC, wash hand basin on a vanity unit, wall mounted gas central heated boiler, radiator.

Bedroom

15'9" max x 16'4", 91'10"

Front facing having 2 sash style windows, oak floor, radiator, coving to ceiling, feature fire place.

Bedroom

15'5" x 13'11"

Rear facing bedroom having a feature fire place, radiator, and 2 storage cupboards.

Bedroom

7'9" x 13'6"

Front facing, radiator, sash style window.

Shower Room

Suite comprising of a WC, wash hand basin, a storage unit, shower, recessed spot lighting, towel radiator double glazed window, Velux style window

Second Floor

Velux style window, storage cupboard.

Bedroom

15'10" max x 9'9" max

Radiator, Velux style window, t fall roof in part, storage cupboard under the eaves.

Bedroom

14'6" x 14'4"

Rear facing bedroom with a double glazed window, radiator, t fall roof in part, feature fire place.

Bathroom

Suite comprising of a wash hand basin, on a storage unit, freestanding bath with mixer tap, Velux style window, towel radiator, storage cupboards, recessed spot lighting.

Externally

There is a front lawned garden, rear garden with a patio area, plants and bushes, additional gravelled area, electric roller shutter providing off street parking.

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

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

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