



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSC  
estate agents & chartered surveyors

## VIOLET STREET, SUNDERLAND £145,000

An immaculately presented 3 bedroomed end terraced house that has undergone a scheme of modernisation and improvement that will not fail to impress all who view having been meticulously modernised and improved by the current owners situated on Violet Street in South Hylton which offers an excellent location providing easy access to local shops, amenities, South Hylton Metro Station in addition to being within easy reach of Sunderland City Centre and the A19. The property itself benefits from stylish contemporary decor, gas central heating, double glazing, a new kitchen, a new bathroom suite, many extras of note and briefly comprises of: Entrance Vestibule, Living Room / Dining Room, Kitchen, Rear Passage, Bathroom and to the First Floor 3 Bedrooms. Externally there is a front forecourt and a rear yard with paved patio area and artificial grass lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended to appreciate the property and location on offer.

End Terrace House  
Living / Dining Room  
New Bathroom  
Viewing Advised

3 Bedrooms  
New Kitchen  
No Chain Involved  
EPC Rating: TBC



MICHAEL HODGSC  
estate agents & chartered surveyors



MICHAEL HODGSC  
estate agents & chartered surveyors



MICHAEL HODGSC  
estate agents & chartered surveyors



MICHAEL HODGSC  
estate agents & chartered surveyors

# VIOLET STREET, SUNDERLAND

£145,000

---

## Entrance Vestibule

Leading to:

## Living Room / Dining Room

28'4" max x 19'2" max

An open plan living room / dining room that spans the full depth of the home having a double glazed bay window to the front elevation, Oak wood floor, two radiators, double glazed window to the rear elevation, stairs to the first floor, feature exposed beam to the ceiling. T

here is a media wall with inset modern electric fire, space for wall mounted TV, fitted inset shelves

## Kitchen

6'7" x 8'2"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, space for a free standing cooker, double glazed window, recess spot lighting, laminate floor

## Rear Passage

Laminate floor, wall mounted gas boiler, door to the rear yard

## Bathroom

New modern white suite comprising low level WC, pedestal basin with mixer tap, double glazed window, extractor, recess spot lighting, bath with mixer tap and shower over

## First Floor

Landing, radiator, double glazed window, storage cupboard

## Bedroom 1

11'4" x 12'11" max

Front facing, double glazed window, radiator, T-fall roof in part, storage cupboard

## Bedroom 2

12'9" x 7'6"

Side facing, double glazed window, radiator

## Bedroom 3

12'9" x 9'0"

Rear facing, double glazed window, radiator, T-fall roof in part

## External

Externally there is a front forecourt and a rear yard with paved patio area and artificial grass lawn

## 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.

## COUNCIL TAX

The Council Tax Band is Band A

## TENURE

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

# 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)

