



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## ST LAWRENCE PLACE, SUNDERLAND

£255,000

St. Lawrence Place is a flagship development designed for contemporary living. Nestled in a cul-de-sac in this popular suburb on the outskirts of Sunderland. The area has undergone a massive re-development in recent years to become a sought after location. With a hub of bars, shops, schools and local businesses close by plus first class transport links (Close to the A1 & A19, Doxford International Business Park, Rainton Bridge Business Park & Nissan). This superb 4 bed detached house is likely to appeal to a wide variety of purchasers with quality interior and exterior features will not fail to impress all who view. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast / Family Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms, En Suite and Family Bathroom whilst to the Second Floor is a 4th Bedroom and En Suite Shower Room. Externally there is a full width block paved driveway and to the rear is a garden having a paved patio area and an artificial grass lawn. Viewing is highly recommended.

Detached House

4 Bedrooms

Living Room

Kitchen / Breakfast / Family Room

Bathroom & 2 En Suites

Viewing Advised

Lovely Property

EPC Rating:



# ST LAWRENCE PLACE, SUNDERLAND

£255,000

---

## Entrance Hall

Tiled floor, radiator, stairs to the first floor, under floor heating, alarm control panel.

## Living Room

16'8" x 9'1"

The living room has a large double glazed windows to the front elevation, 2 double glazed windows to the side elevation, radiator.

## Kitchen / Breakfast / Family Room

21'7" x 11'2"

A lovely open plan room having 2 large double glazed windows, double glazed french door to the garden, tiled floor with under floor heating, recessed spot lighting, extractor.

The kitchen has a range of floor and wall units, quartz worktops, stainless steel sink and mixer tap, electric hob with extractor over, electric oven. integrated microwave, dishwasher, fridge and freezer, breakfast island with quartz worktops.

## WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, part tiled walls, extractor, recessed spot lighting, double glazed window, towel radiator, under floor radiator.

## Utility

9'8" x 7'8"

The utility has base units, stainless steel sink and mixer tap, plumbed for washer and dryer, recessed spot lighting, extractor, under floor heating, wall mounted gas central heated boiler.

## First Floor

Landing, double glazed window to the side elevation, radiator, recessed spot lighting, storage cupboard, glass inserts to the staircase.

## Bedroom 1

13'6" x 9'2"

2 Double glazed windows, radiator, storage cupboard / walk in wardrobe.

## En Suite

Modern villeroy & boch white suite comprising of a wall hung low level WC, wall hung wash hand basin with mixer tap sat on vanity unit, towel radiator, tiled floor, extractor, recessed spot lighting, shower cubicle.

## Bedroom 2

13'1" x 7'6"

Rear facing, double glazed window, radiator.

## Bedroom 3

11'5" x 8'2"

Rear facing, radiator, double glazed french doors opening to a Juliet balcony.

## Bathroom

Villeroy & boch suite comprising of wall hung low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, towel radiator, double glazed window, tiled walls and floors, bath with shower over.

## Second Floor

Landing, radiator, glass inserts to the staircase.

## Bedroom 4

14'8" x 13'1"

Double glazed window to the side elevation, 4 velux style windows, radiator, t fall roof.

## En Suite

Villeroy & boch suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle, velux style window, towel radiator, t fall roof in part.

## Externally

Externally there is a full width block paved driveway and to the rear is a garden having a paved patio area and an artificial grass lawn.

## Solar Panels

There is a 5 KW solar panel system to the roof with a 6 KW watt battery storage unit.

## 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.

# 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)

