



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



COACH ROAD, WASHINGTON

£795,000

We welcome to the market this impressive stone built detached house known as School House, an exciting opportunity to purchase a substantial home blending a mix of period features and charm with modern twist. The property is ideally located boasting convenient access to both the A19 and A1(M) in addition to shops, schools and amenities. Internally the generous interior briefly comprises: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Breakfast Room, Dining Room, Sitting Room, Study, WC, Utility, Reception Room with Kitchen Area, Ground Floor 5th Bedroom with En Suite and to the First Floor, Landing, 4 Bedrooms, Family Bathroom, Shower Room, En Suite to Bedroom 1 and a En Suite Shower in Bedroom 2. Externally there is a front shared driveway sweeping to the house and garage in addition to a front lawned garden whilst to the rear is a mature garden with generous paved patio area, lawn plus a side gated block paved driveway providing additional parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this rare to the market opportunity is highly recommended to fully appreciate the space, home and location on offer

Detached House

5 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom, Shower Room,
3no En Suites

No Chain Involved

Garage & Gardens

EPC Rating: E



COACH ROAD, WASHINGTON

£795,000

Entrance Vestibule

Double glazed window, tiled floor, door to the garage, access to the inner hall.

Inner Hall

The inner hall has a radiator, stairs to the first floor, glazed doors leading to the living room.

Living Room

18'2" x 19'1"

The living room has an impressive vaulted ceiling in part, stone fireplace and hearth, three aluminium double glazed windows to the front elevation, recessed spot lighting in part, double glazed sash style window to the side elevation.

Kitchen/Breakfast Area

14'5" x 15'5"

The kitchen has a range of floor and wall units and worktops, two electric ovens with warming drawers, electric hob with extractor over, feature inset wall mounted fire, integrated fridge, radiator, exposed wood floor, recessed spot lighting, central island with worktop, stainless steel sink with mixer tap and breakfast bar.

Dining Room / Breakfast Room

26'0" x 14'0"

Opening from the kitchen having an exposed wood floor, double glazed sash style window to the side elevation, bay window to the rear elevation incorporating three double glazed sash style window, radiator, feature fireplace with open fire. There is a range of kitchen floor and wall units as well as space for a free standing American style fridge freezer.

Sitting Room

16'6" x 12'0"

Laminate floor, two double glazed sash style window to the side elevation, recessed spot lighting

Study

Double glazed sash style window, laminate floor, fitted shelving, radiator

Utility

Floor and wall units, tiled splashback, double glazed window and double glazed door to the side garden, stainless steel sink with mixer tap, tiled floor, radiator and storage cupboard.

Reception Room

15'9" x 13'11"

A versatile space having double glazed French doors opening to an inner courtyard, double glazed window to the front elevation, double radiator, laminate floor, recessed spot lighting, door to the front elevation, double glazed window to the side elevation, opening to a kitchen area.

Kitchen Area

10'4" x 7'0"

Range of floor and wall units, double electric oven, double glazed window, laminate floor.

Bedroom 5

Double glazed sash style window to the front elevation.

En Suite

White suite comprising of a low level WC, wash hand basin sat on a vanity unit, recessed spot lighting, loft access, chrome towel radiator, walk in wet room shower with electric shower.

WC

Low level WC, wash had basin with mixer tap.

First Floor

Landing, loft access, storage cupboard, 2 double glazed sash style windows, radiator.

Bedroom 1

22'4" max x 10'9" max

Rear facing, two double glazed sash style windows, radiator and range of fitted wardrobes

En Suite

Wet room style en suite having a wash hand basin with two mixer taps, low level WC, double glazed sash style window, chrome towel radiator, open shower, recessed spot lighting and extractor.

Bedroom 2

14'9" x 16'3"

Rear facing, two double glazed sash style window, radiator, to the corner of the room is a shower cubicle with shower and wall hung wash hand basin and mixer tap.

Bedroom 3

17'10" max x 11'7" max

Two Velux style windows, radiator, laminate floor. t-fall roof in part

Bedroom 4

Two double glazed sash style window to the rear elevation and a double glazed sash style window to the side elevation, storage cupboard, exposed wood floor, radiator.

Shower Room

white suite comprising of a low level WC, pedestal basin with mixer tap, double

glazed sash style window part tiled walls, corner shower cubicle with tiled splashback, recessed spot lighting and towel radiator

Bathroom

Suite comprising of a low level WC, pedestal basin, corner shower, bath, towel radiator, tiled floor, velux style window and recessed spot lighting.

Externally

There is a front shared driveway sweeping to the house and garage in addition to a front lawned garden, whilst to the rear is a mature garden with generous paved patio area, lawn plus a side gated block paved driveway providing additional parking

Garage

18'10" x 15'0"

Attached garage accessed via an up and over garage door, range a useful floor and wall storage units.

Summer House

There is a detached summer house.

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 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

