



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## BLENHEIM, SUNDERLAND

£275,000

This modern 4 bedroom detached house is situated on Churchfields just off Mill Hill Road. Located close to Doxford Park Shopping Centre, Doxford International Business Park, road links to the A19 and Sunderland City Centre as well as local schools, shops and amenities. The property itself briefly comprises of Entrance Hall, Wc, Living Room, Kitchen/ Dining Room, Utility and to the First Floor 4 Bedrooms one with En Suite and Family Bathroom. Externally the property has a front garden and driveway whilst to the rear is a garden with lawn and patio area. Viewing of this immaculate property is highly recommended.

Tenure Freehold  
Tax Band D

Detached House  
Living Room & Kitchen  
Rear Garden  
Freehold

4 Bedrooms  
Bathroom & En Suite  
Tax Band D  
EPC Rating B



## BLenheim, SUNDERLAND

£275,000

---

### Entrance Hall

The Entrance Hall has laminate floor, stairs to the first floor, radiator

### Living Room

15'3" x 10'9"

Front facing living room having a double glazed window, radiator

### Kitchen / Dining Room

24'5" x 9'10"

The kitchen / dining room spans the full width of the house has a double glazed window, laminate floor, double glazed French doors leading to the rear garden. The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, electric oven, electric hob with extractor over, cupboard with wall mounted gas boiler, integrated fridge, freezer, dishwasher and microwave, recess spotlighting to the kitchen area, storage cupboard, two radiators.

### WC

White suite comprising low level WC, pedestal basin with mixer tap, radiator, tiled floor, radiator.

### Utility

8'4" max x 9'1" max

The utility has been formed using part of the garage.

### First Floor

Landing, radiator, storage cupboard, double glazed window.

### Bedroom 1

10'7" x 15'3"

Front facing, double glazed window, radiator

### En Suite

White suite comprising low level WC, wall hung wash hand basin with mixer tap, shower with tiled surround, double glazed window, towel radiator, recess spot lighting, extractor

### Bedroom 2

10'6" max x 13'6" max

Front facing, double glazed window, radiator

### Bedroom 3

13'10" x 8'2"

Rear facing, double glazed window, radiator

### Bedroom 4

8'10" x 10'2"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level WC, wall hung wash hand basin with mixer tap, shower with tiled surround, bath with mixer tap and shower attachment, towel radiator, part tiled walls, double glazed window, recess spot lighting, extractor, tiled floor

### Garage

reduced depth due to utility

### Externally

Externally there is a front garden and driveway whilst to the rear is a garden with lawn and patio area.

### 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.

### 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)

