

MICHAEL HODGSON

estate agents & chartered surveyors



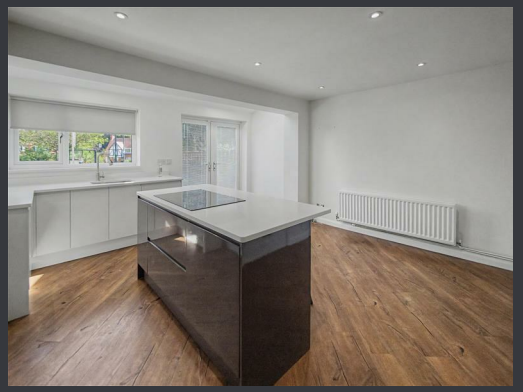
BENNETT COURT, SUNDERLAND
Offers Over £215,000

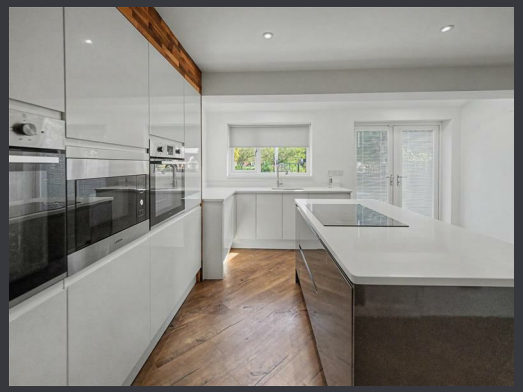
A lovely extended 3 or 4 bed town house situated just off Ryhope Road on Bennett Court which commands a superb commuting location for easy access to the A19, local shops, schools and amenities as well as Sunderland City Centre only a short distance away. The property benefits from contemporary decor, an extended kitchen / dining / sitting room to the rear and many extras of note. The generous and versatile living accommodation is arranged over 3 floors and briefly comprises of: Entrance Vestibule, Inner Hall, WC, Kitchen / Dining / Sitting Room and access to the garage. To the First Floor there is the main Living Room and a Dining / Sitting Room or 4th Bedroom. To the Second Floor there are 3 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a double width driveway leading to the house and garage and to the rear a multi level garden with artificial lawn and gate access to Ryhope Road. Viewing of this superb home is highly recommended to fully appreciate the space, home and location on offer.

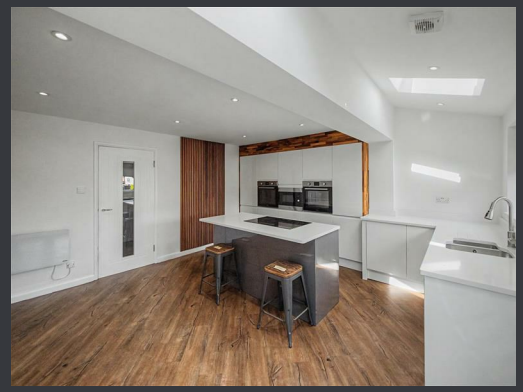
- Town House
- Over 3 Floors
- Extended to the Rear
- 3 or 4 Bedrooms
- Living Room
- Kitchen / Dining / Sitting Room

EPC Rating: TBC









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Entrance Porch
leading to:

Inner Hall
Radiator, storage cupboard, cloaks/storage cupboard with plumbing for a washing machine, cupboard understairs, door to the garage

WC
White suite comprising low level wc, chrome towel radiator, wash hand basin with mixer tap set on a vanity unit, extractor

Kitchen / Dining / Siting Room
15'3" x 14'8"
A superb open plan room used aa a Kitchen / Dining / Sitting Room having a double glazed window and double glazed French doors to the rear garden, vaulted ceiling in part with two Velux style windows recessed spot lighting, extractor, radiator electric panel heater and a radiator.

The Kitchen has a comprehensive range of floor and wall units, quartz worktops, stainless steel sink with mixer tap, larder style cupboard, integrated dishwasher, fridge, freezer, microwave, two electric ovens. There is a central island with quartz worktops, breakfast bar, electric hob, storage below worktops

First Floor
Landing, stainless steel handrail to the staircase balustrade with inset glass panels, storge cupboard

Living Room
15'11" x 15'3"
The Living Room has a two double glazed windows to the front elevation, double radiator, up lighting

Sitting Room / Bedroom Four
15'11" x 9'9"
A versatile room currently used a sitting room/study but could be used as a 4th bedroom, two double glazed windows, double radiator

Second Floor
Landing stainless steel handrail to the stairs with inset glass panels, storage cupboard with wall mounted gas central heating boiler

Bedroom One
16'0" x 9'10"
Rear facing, two double glazed windows, double radiator

En-Suite
White suite comprising low level wc, wash hand basin set on a vanity unit, towel radiator, skylight, shower cubicle

Bathroom
White suite comprising low level wv and wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment, towel radiator, fitted mirror

Bedroom Two
6'9" x 12'2"
Front facing, double glazed window, double radiator, storage cupboard

Bedroom Three
9'5" x 9'0"
Front facing, double glazed window double radiator

External
Externally there is a double width driveway leading to the house and garage and to the rear a multi level garden with artificial lawn and gate access to Ryhope Road.

Garage
Integral garage accessed via an electric roller shutter

COUNCIL TAX
The Council Tax Band is Band

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

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.

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