



M I C H A E L H O D G S O N

estate agents & chartered surveyors



HOLMLANDS PARK NORTH, SUNDERLAND £315,000

We welcome to the market this stunning home that has been the subject of considerable improvement and expenditure by the current owners and will not fail to impress all who view. The property offers a highly sought after location on Holmlands Park North providing convenient access to shops, schools amenities as well as excellent transport links. The immaculately presented home benefits many period features and charm with gas central heating, contemporary decor, luxury steam shower room, kitchen with integrated appliances and granite worktops, security alarm system and briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 4 Bedrooms, Wc and a Shower Room. Externally there is a front courtyard garden and to the rear a raised decking area and yard accessed via a double width electric roller shutter. Set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents. The gardens are maintained by the residents committee. Viewing of this superb home is highly recommended to fully appreciate the space home and location on offer.



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Entrance Hall

Tiled floor, radiator, delft rack, stairs to the first floor, and alarm control panel.

Living Room

The living room has a bay window to the front elevation incorporating three single glazed sash style windows, feature fireplace, radiator, provision for a wall mounted tv, coving to ceiling, ceiling rose

Sitting Room

13'3" x 13'9"

The sitting room has a double glazed window to the rear elevation, radiator, feature fireplace with gas fire, provision for a wall mounted tv, coving to ceiling, ceiling rose

Kitchen / Dining Room

10'3" x 22'1"

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splash back, Range cooker, cupboard with wall mounted gas boiler, inset seat with dining table with granite worktop, integrated fridge, freezer and dishwasher, coving to ceiling, recessed spot lights, radiator, exposed wood floor, two double glazed windows, double glazed door to the rear decking, serving hatch to the dining room, alarm control panel

WC

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, tiled walls and floor, recessed spot lighting

First Floor

Landing, radiator, storage cupboard, velux style window, spot lighting

Bedroom 1

16'10" to bay x 14'0"

Front facing, bay window with three single glazed sash style windows, coving to ceiling, recessed spot lighting, storage cupboard, radiator, provision for wall mounted tv

Bedroom 2

14'0" x 14'6"

Rear facing, double glazed, radiator, T fall roof in part, recessed spot lighting, range of fitted wardrobes with matching dressing table and drawers, storage cupboard

Bedroom 3

9'10" x 10'10"

Rear facing, double glazed window, radiator, recessed spot lighting, storage cupboard, provision for wall mounted tv

Bedroom 4

14'2" x 6'11"

Front facing, radiator, range of fitted wardrobes with matching drawers, single glazed sash style window, recessed spot lighting

WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, tiled walls and floor, double glazed window, recessed spot lighting

Shower Room

Luxury white suite comprising, wash hand basin with mixer tap set on a vanity unit, steam shower, double glazed window, towel radiator, recessed spot lighting

Basement

10'9" x 21'9"

Accessed via a door from the rear yard, plumbed for washer, window

Externally

Externally there is a front courtyard garden and to the rear a raised decking area and yard accessed via a double width electric roller shutter.

Set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents. The gardens are maintained by the residents committee for which the property owner contributes approximately £350 per annum.

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