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Confidence Estate

MICHAEL HODGSON

estate agents & chartered surveyors

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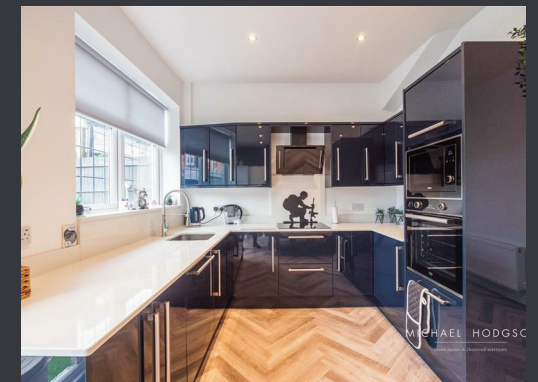
COLCHESTER TERRACE, SUNDERLAND £175,000

An excellent 3 bedroomed terraced house situated on Colchester Terrace in the popular area of High Barnes. Located close to local schools, shops including Chester Road and amenities as well as transport links to the city centre. The property briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front forecourt and a rear block paved yard with artificial lawn accessed via an electric roller shutter. Viewing is highly recommended.

Freehold
Tax Band B

Terraced House
Living Room
Shower Room
Tax Band B

3 Bedrooms
Kitchen/ Dining Room
Freehold
EPC Rating TBC



COLCHESTER TERRACE, SUNDERLAND

£175,000

Entrance Vestibule

Inner Hall

Stairs to first floor, radiator, storage under stairs, double glazed window.

Living Room

15'0" to bay x 11'1" max

Front facing Living Room having a double glazed bay window, radiator, coving to ceiling, provision for a wall mounted TV

Kitchen/Dining Room

13'6" max x 17'10" max

The Kitchen has a range of floor and wall units, integrated fridge freezer, sink and drainer with mixer tap, integrated oven and microwave, electric hob with extractor over, integrated dishwasher, plumbed for washing machine, recessed spot lighting, radiator, double glazed window, double glazed French doors to the rear

First Floor

Landing, loft access

Shower Room

White suite comprising wc, wash hand basin set on a vanity unit, walk-in shower, double glazed window, chrome towel radiator

Bedroom One

12'2" x 10'6"

Front facing double glazed window, radiation, feature fireplaces, fitted wardrobe

Bedroom Two

9'5" max x 13'7" max

Rear facing, double glazed window, feature fireplace, range of fitted wardrobes one having a wall mounted gas central heating boiler, radiator

Bedroom Three

6'5" x 8'2"

Front facing, double glazed window, radiator

Externally

Externally there is a front forecourt and a rear block paved yard with artificial lawn accessed via an electric roller shutter.

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

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 B

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

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