



MICHAEL HODGSON

estate agents & chartered surveyors

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LORNE TERRACE, SUNDERLAND

£155,000

Offering a convenient and desirable location situated on the fringe of Sunderland City Centre on Lorne Terrace this 4 bed mid terraced period home provides spacious and generous living accommodation. Lorne Terrace boasts easy access to the city centre, Sunderland University and Royal Hospital and this property presents an ideal opportunity as a generous family home or as an investment and must be viewed to be fully appreciated. Arranged over two floors briefly comprising of; Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Utility Area, Shower Room / WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the home and location on offer.

Terraced House

4 Bedrooms

Living Room

Dining Room

Shower Room & Bathroom

No Chain Involved

Viewing Advised

EPC Rating: D



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Entrance Vestibule

Leading to the inner hall

Inner Hall

Radiator, laminate floor, stairs to the first floor

Living Room

16'9" to the bay x 14'2"

The living room has a double glazed bay window to the front elevation, feature fireplace with gas fire, wood strip floor, radiator

Dining Room

The dining room has 2 double glazed windows to the rear elevation, wood strip floor,

Kitchen

9'10" x 14'6"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, range cooker with extractor over, double glazed window, radiator, laminate floor,

Utility Area

5'5" x 4'10"

Double glazed window, laminate floor, door to the rear yard.

Shower Room

White suite comprising of low level WC, pedestal basin, double glazed window, shower cubicle with electric shower and tiled splashback

First Floor

Landing, radiator, storage cupboard

Bedroom 1

11'7" x 14'1"

Front facing, double glazed window, radiator, ornate feature fireplace, storage cupboard

Bedroom 2

11'5" x 14'0"

Rear facing, double glazed window, exposed wood floor, storage cupboard, ornate feature fireplace

Bedroom 3

6'9" x 9'11"

Rear Facing, radiator, laminate floor, double glazed window

Bedroom 4

6'6" x 10'7"

Front facing, exposed wood floor, radiator

Bathroom

White suite comprising of low level WC, pedestal basin, roll top bath, double glazed window, radiator

Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking

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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