



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



FEATHERSTONE STREET, SUNDERLAND

Offers Over £215,000

This 3 bedroom end terraced house is situated on Featherstone Street presents an excellent opportunity for those seeking a comfortable family boasting a prime location, providing easy access to the picturesque Roker Park and the stunning seafront, which is lined with beautiful beaches, vibrant bars, cafes, and various attractions. Additionally, Sunderland City Centre is just a short distance away, ensuring that all essential amenities are within reach.

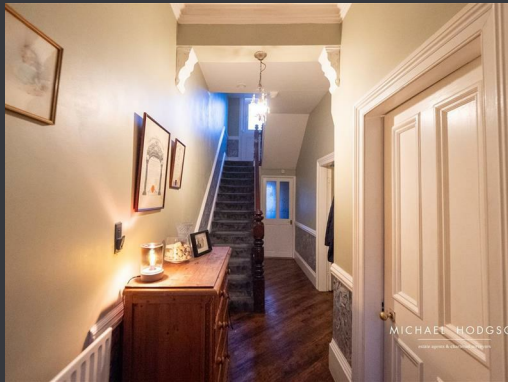
Upon entering the property, you are welcomed by a spacious entrance hall that leads to a well-appointed living room, perfect for relaxation and entertaining. Adjacent to this is a versatile sitting room that can also serve as a dining area, providing ample space for family gatherings. The kitchen is functional and offers the potential for personalisation, catering to the needs of modern living. A convenient WC is also located on the ground floor.

As you ascend to the first floor, you will find a shower room and three bedrooms, each offering a comfortable retreat for rest and relaxation. This home is not only a fantastic living space but also a gateway to the vibrant lifestyle that Roker has to offer.

We highly recommend viewing this property to fully appreciate the generous space, the warmth of the home, and the enviable location. This is an opportunity not to be missed.

End Terrace House
Living Room
Kitchen
Viewing Advised

3 Bedrooms
Dining / Sitting Room
Lovely Property
EPC Rating: E



FEATHERSTONE STREET, SUNDERLAND

Offers Over £215,000

Entrance Vestibule

Leading to:

Inner Hall

Radiator, stairs to the first floor, Karndean flooring

Living Room

16'0" to bay x 14'7"

The living room has a double glazed bay window to the front elevation, feature fire with gas fire, coving to ceiling, ceiling rose, radiator

Dining Room / Sitting Room

16'4" x 10'9"

A versatile dining room / sitting room has a karndean floor, fireplace with multi fuel stove, double radiator, storage cupboard, opening to:

Kitchen

6'8" x 13'9"

The kitchen has a range of floor and wall units, tiled splashback, wall mounted gas boiler, space for a free standing cooker, plumbed for washer and dryer, stainless steel sink and drainer, karndean flooring

WC

WC comprising low level WC, double glazed window, wall hung wash hand basin with mixer tap, part tiled wall, radiator

First Floor

Landing, double glazed window

Shower Room

Corner shower cubicle with rainfall style shower head and additional shower attachment, double glazed window, chrome towel radiator, wash hand basin with mixer tap set on a vanity unit

Bedroom 1

13'1" x 16'9"

Rear facing, double glazed window, radiator

Bedroom 2

12'6" x 13'10"

Front facing, double glazed window, double radiator, ornate feature fire

Bedroom 3

10'4" x 7'2"

Front facing, double glazed window, double radiator

External

Externally there is a front forecourt and rear yard.

COUNCIL TAX

The Council Tax Band is Band B

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.

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

