



MICHAEL HODGSON

estate agents & chartered surveyors

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ELDER RISE, SUNDERLAND

£274,950

This superb modern 4 bed three storey semi detached town house will not fail to impress all who view being situated on the newly constructed Potters Hill development on the cul-de-sac of Elder Rise commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from many extras of note with the internal living space arranged over 3 floors and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom whilst to the Second Floor is a Master Bedroom with En Suite. Externally there is a front paved garden and to the rear is a garden with generous paved patio in addition to a side driveway leading to the garage. Viewing of this stunning home is highly recommended.

Semi Detached House
Living Room
Bathroom & En Suite
Over 3 Floors

4 Bedrooms
Kitchen / Dining Room
Garage & Gardens
EPC rating: B



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Entrance Hall
Radiator, stairs to the first floor, laminate floor.

Living Room
15'9" to bay x 15'7"
The living room has a box bay window to the rear elevation incorporating double glazed window and double glazed french doors to the garden, radiator,

Kitchen/Dining Room
17'6" x 8'8"
The kitchen has a range of floor and wall units, gas hob with extractor over, laminate floor, integrated fridge freezer, dishwasher, cupboard with wall mounted gas central heating boiler, electric oven

WC
Low level WC, pedestal basin with tiled splashback and mixer tap, radiator, double glazed window.

First Floor
Landing, storage cupboard.

Bedroom 2
15'7" max x 12'7" max
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, radiator, bath with shower over and tiled splashback, extractor.

Bedroom 3
8'4" x 10'8"
Front facing, double glazed window, radiator.

Bedroom 4
7'4" x 7'0"
Front facing, double glazed window, radiator.

Second Floor
Landing, radiator.

Bedroom 1
16'10" max x 11'8" max
Front facing, double glazed window, storage cupboard, t fall roof in part, opening to dressing area.

Dressing Area
7'7" x 7'2"
Radiator, access to the en suite

En Suite
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, shower cubicle with tiled splashback, velux style window, radiator, extractor

Externally
Externally there is a front paved garden and to the rear is a garden with generous paved patio in addition to a side driveway leading to the garage.

Garage
Single garage with double length block paved driveway.

COUNCIL TAX
The Council Tax Band is Band D.

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

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

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