



MICHAEL HODGSON

estate agents & chartered surveyors

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ROSEVILLE STREET, SUNDERLAND

Offers Over £148,000

This 3 bedroom end terraced house has recently been refurbished and is available with NO ONWARD CHAIN. Located on Roseville Street in Eden Vale close to local schools, shops and amenities including Chester Road and road links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Rear Passage and Bathroom. To the First Floor there are 3 Bedrooms and WC. Externally there is a front forecourt and to the rear there is a yard with gate. To the side of the property is an artificial lawn and gravelled area for off street parking. Viewing of this property is highly recommended.

End Terraced House
Living & Dining Room
Side Garden
On Onward Chain

3 Bedrooms
Ground Floor Bathroom
Recently Refurbished
EPC Rating



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Entrance Hall
The Entrance Hall has stairs to the first floor, radiator, cupboard under the stairs.

Living Room
15'11" to bay x 10'0" max
Front facing living room having a double glazed bay window, feature fire place, radiator.

Dining Room
14'2" max x 14'10" max
Double glazed window, radiator, feature fire place. storage cupboard with wall mounted gas central heating boiler.

Kitchen
11'11" x 5'4"
The kitchen has a range of floor and wall units, sink and drainer, integrated oven, electric hob with extractor over, double glazed window, double glazed window, radiator.

Rear Passage
Door to the rear and door to the side.

Bathroom
Suite comprising of a low level WC, pedestal basin, basin, bath with shower over, double glazed window, radiator.

First Floor
Landing, double glazed window, door with stairs to loft.

WC
Low level WC, wash hand basin.

Bedroom
14'1" max x 9'7" max
Rear facing, double glazed window, radiator.

Bedroom
10'4" max x 13'6" max
Front facing, double glazed window, radiator.

Bedroom
8'2" max x 6'9" max
Front facing, double glazed window, radiator.

Externally
Externally there is a front forecourt, to the rear there is a yard with gate, to the side of the property is an artificial lawn and gravelled area for off street parking.

COUNCIL TAX
The Council Tax Band is Band A.

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

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.

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

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

