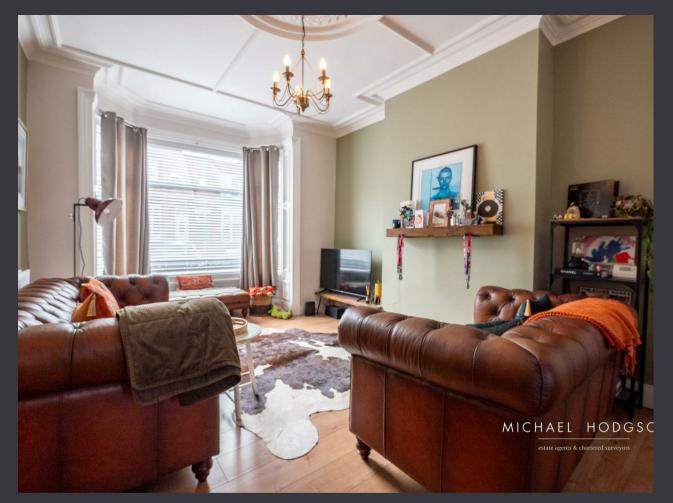


MICHAEL HODGSON

estate agents & chartered surveyors



COLCHESTER TERRACE, SUNDERLAND £170,000

This 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 Vestibule, Inner Hall, Wc, Living Room/Dining Room, Kitchen and to the First Floor, 3 Bedrooms, En Suite and Bathroom. Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter. Viewing is highly recommended.

Terraced House
Living Room/ Dining Room
Bathroom & En Suite
Must Be Viewed

3 Bedrooms Kitchen Rear Yard EPC Rating : E



COLCHESTER TERRACE, SUNDERLAND £170,000

Entrance Vestibule

Inner Hall Stairs to the first floor, storage cupboard.

WC Low level WC, pedestal basin.

Living Room 18'6" max x 12'4" max Front facing, double glazed bay window, radiator, opening to the dining room.

Dining Room 17'9" x 12'4" Rear facing, double glazed window, radiator.

Kitchen 13'10" max x 8'9" max The kitchen has a range of floor and wall units, sink and drainer with mixer tap, integrated oven with extractor over, integrated washing machine, cupboard with wall mounted gas central heating boiler, towel radiator, double glazed window, double glazed french door.

First Floor Landing, loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin on a vanity unit, bath with shower attachment, double glazed window, radiator, reccessed spot lighting.

Bedroom 1 17'7" max x 12'7" max Rear facing, double glazed window, radiator.

En Suite

Suite comprising of a low level WC, wash hand basin, corner shower, towel radiator, reccessed spot lighting, double glazed window.

Bedroom 2 14'0" max x 11'6" max Front facing double glazed window, radiator.

Bedroom 3 6'7" x 10'11" Front facing, double glazed window, radiator.

Externally Externally there is a front forecourt and a rear yard with decking area accessed via an electric roller shutter.

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

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