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RANSON STREET, SUNDERLAND £275,000

We are delighted to welcome to the market this superb greatly extended 4 bed semi detached house situated on Ranson Street that must be viewed to fully appreciated being ideally located in Barnes close to local schools, amenities, Barnes Park, Durham Road and approximately 1 mile to Sunderland City Centre. The property itself offers generous living space that will not fail to impress all who view briefly comprising of: Entrance Porch, Inner Hall, Living g Room, Dining Room, Kitchen, Conservatory, WC and a Utility / Garden Room. To the First Floor there are 4 Bedrooms and a Family Bathroom. Externally there is a front garden and side driveway whilst to the rear is a lovely garden having a decking area, patio and lawn in addition to a garden shed. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House	4 Bedrooms
Living Room	Kitchen / Dining Room
Conservatory	Extended
Garage & Gardens	EPC Rating: D



RANSON STREET, SUNDERLAND
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Entrance Porch
Double glazed window, tiled floor, leading to:

Inner Hall
Radiator, laminate floor, walk in cloaks cupboard with double glazed window.

Living Room
12'0" x 15'5"
The living room has a double glazed bay window, feature fire with electric fire, radiator, coving to ceiling, double radiator.

Dining Room
12'5" x 11'10"
Laminate floor, radiator, opening to the conservatory and access to the kitchen

Kitchen
11'5" x 6'11"
The kitchen has a range of floor units, tiled splashback, stainless steels ink and drainer with mixer tap, wall mounted gas central heating boiler, electric oven, gas hob, recessed spot lighting, double glazed window.

Conservatory
9'4" x 10'2"
Laminate floor, double glazed window, double glazed french doors to the garden.

Garden Room / Utility
6'6" x 15'0"
Double glazed french doors to the garden, radiator, plumbed for washer and dryer, a versatile room

WC
Low level WC, laminate floor, part tiled walls, wash hand basin with mixer tap sat on a vanity unit.

First Floor
Landing, loft access and it has been advised the loft is boarded for storage

Bedroom 1
19'10" x 14'11"
A generous room having a double glazed window to the rear elevation, radiator, storage under the eaves, 2 velux style windows.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, chrome towel radiator, tiled walls and floor.

Bedroom 2
10'3" x 13'3"
Front facing, double glazed bay window, radiator, full range of mirror fronted wardrobes.

Bedroom 3
9'10" x 11'6"
Rear facing, double glazed window, range of fitted wardrobes.

Bedroom 4
6'11" x 6'11"
Front facing, double glazed window, radiator.

Externally
Externally there is a front garden and side driveway whilst to the rear is a lovely garden having a decking area, patio and lawn in addition to a garden shed.

Garage
16'0" x 7'4"
Accessed via a electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a long Leasehold for a term of 999 years from 23rd November 1938. 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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