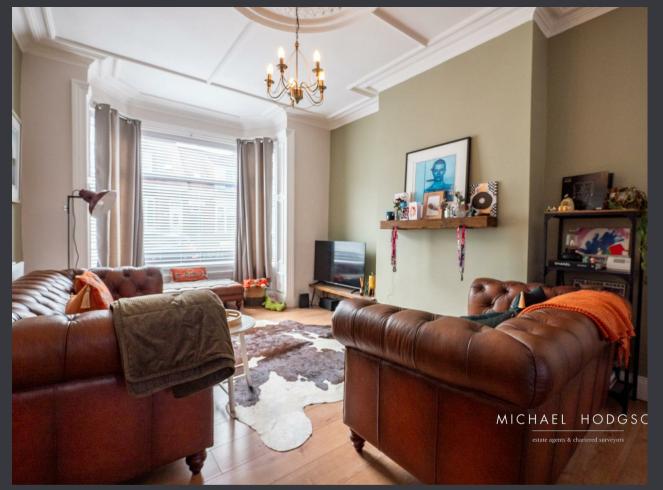


MICHAEL HODGSON

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, recessed 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, recessed 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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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

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