



MICHAEL HODGSON

estate agents & chartered surveyors

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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 | 3 Bedrooms |
| Living Room/ Dining Room | Kitchen |
| Bathroom & En Suite | Rear Yard |
| Must Be Viewed | EPC Rating : E |



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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

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

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