



MICHAEL HODGSON

estate agents & chartered surveyors

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## FELSTEAD CRESCENT, SUNDERLAND £110,000

This 3 bed semi house is likely to appeal to a variety of purchasers and should be viewed to be appreciated being situated in a popular and convenient location on Felstead Crescent providing easy access to Sunderland Hospital, Hylton Road, Sunderland City Centre and excellent transport links. The property briefly comprises of: Entrance Vestibule Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway and the rear is a garden with paved patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Semi Detached House  
Living Room  
No Chain Involved  
Front & Rear Garden

2 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: D



## FELSTEAD CRESCENT, SUNDERLAND

£110,000

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### Entrance Vestibule

Laminate floor, stairs to the first floor.

### Living Room

18'3" max x 14'4" max

Laminate floor, radiator, feature fire with gas fire, double glazed bay window to the front elevation, double glazed window to the side elevation.

### Kitchen/Dining Room

8'10" x 19'1"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, oven, gas hob with extractor over, double glazed window, double glazed french doors to the rear elevation, cupboard with wall mounted gas central heating boiler.

### First Floor

Landing.

### Bedroom

10'11" max x 10'9" max

Front facing, double glazed window, radiator, laminate floor.

### Bedroom

8'2" x 12'5"

Rear facing, double glazed window, radiator, laminate floor.

### Bedroom

9'3" x 10'8"

Rear facing, double glazed window, radiator, laminate floor.

### Bathroom

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

### Externally

Externally there is a front garden and driveway and the rear is a garden with paved patio area and lawn.

### 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

# M I C H A E L   H O D G S O N

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

