



MICHAEL HODGSON

estate agents & chartered surveyors

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## EVERSLEY CRESCENT, SUNDERLAND

### Offers Over £100,000

This neatly presented 3 bed end link house should be viewed to be fully appreciated. The internal living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Area, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front garden and a rear garden with outside storage cupboard in addition to a garage. Eversley Crescent is a popular and convenient location boasting easy access to both the A1231 and A19 in addition to local shops, schools and amenities. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

End Link House

Living Room

Kitchen

No Chain Involved

3 Bedrooms

Dining Area

Garage & Gardens

EPC Rating: TBC



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Entrance Hall  
Radiator, stairs to the first floor, radiator, cupboard under the stairs with wall mounted gas central heating boiler.

Living Room  
10'9" x 14'2"  
The living room has a double glazed window to the front elevation, double radiator, feature fire with gas fire, opening to the dining area

Dining Area  
8'11" x 12'5"  
Double glazed window to the rear elevation, radiator.

Kitchen  
8'9" x 8'1"  
The kitchen has a range of floor and wall units, tiled splashback, plumbed for washer, stainless steel sink and drainer with mixer tap, electric oven, hob, radiator, door to the rear garden.

First Floor  
Landing.

Shower Room  
Wet room style shower room having a walk in shower, pedestal basin with mixer tap, double glazed window, recessed spot lighting, extractor.

Bedroom 1  
9'2" x 14'2"  
Front facing, double glazed window, radiator.

Bedroom 2  
8'11" x 9'1"  
Rear facing, double glazed window, radiator.

Bedroom 3  
8'2" max x 9'6" max  
Front facing, double glazed window, radiator.

Externally  
Externally there is a front garden and a rear garden with outside storage cupboard

Garage  
Single Garage.

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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