



MICHAEL HODGSON

estate agents & chartered surveyors

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## LORNE TERRACE, SUNDERLAND

£180,000

We welcome to the market this superb 3 bed mid terraced house situated on Lorne Terrace in Ashbrooke that offers an excellent location offering easy access to local shops, schools and amenities as well as being within walking distance of Sunderland City Centre and its many offerings. The property itself offers a discerning purchaser a lovely home boasting many original period features and charm that will not fail to impress all who view. The living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting / Dining Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. There is a front forecourt whilst to the rear is a gravelled rear courtyard, accessed via double doors / gates for off street parking for a small car if required in addition to a garden shed and patio area. Viewing of this lovely home is unreservedly recommended to appreciate the home and location on offer.

Terraced House

3 Bedrooms

Living Room

Dining / Sitting Room

Kitchen / Dining Room

Lovely Property

Viewing Advised

EPC Rating: TBC

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Entrance Hall  
Radiator, stairs to the first floor

Living Room  
16'9" to bay x 14'1"  
The Living Room has a bay window to the front elevation, ornate feature fireplace with gas fire, double radiator+

Dining Room / Sitting Room  
14'7" x 11'7"  
A versatile room that could be used as a dining or sitting room, rear facing, exposed wood floor, radiator, storage cupboard

Kitchen / Dining Room  
21'2" x 10'3"  
The Kitchens has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for a free standing cooker, cupboard with wall mounted gas central heating boiler, door to the yard, two storage cupboards, radiator, plumbed for a slimline dishwasher , slate tiled floor

First Floor  
Landing, storage cupboard

Bedroom One  
13'5" x 14'2"  
Front facing, radiator, ornate feature fireplace, exposed wood floor, storage cupboard

Bedroom Two  
13'1" x 14'0"  
Rear facing, exposed wood floor, ornate feature fireplace, storage cupboard

Bedroom Three  
10'6" x 6'8"  
Radiator, exposed wood floor

Bathroom  
White suite comprising of a high level wc, dual aspect, exposed wood floor, corner shower cubicle with electric shower, radiator free standing bath with mixer tap

Externally  
There is a front forecourt whilst to the rear is a gravelled rear courtyard, accessed via double doors / gates for off street parking for a small car if required in addition to a garden shed and patio area

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

FREE VALUATIONS  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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