



MICHAEL HODGSON

estate agents & chartered surveyors

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CRANFORD TERRACE, SUNDERLAND

£220,000

An immaculately presented 3 bed 1950's bay fronted semi detached house situated on the cul-de-sac of Cranford Terrace just off Mount Road in Barnes that will not fail to impress all who view offering a superb location providing easy access to Barnes Park, local shops, schools and amenities as well as Chester Road and the City Centre only a short car journey away. The property benefits from contemporary décor, modern bathroom suite and kitchen, rear dining room with French doors to the garden and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and a driveway leading to the house and garage whilst to the rear is a garden with decking area to the rear of the house, generous lawn and a second decking area to the rear of the garden in addition to a outside storage cupboard. Viewing of this lovely home is highly recommended.

Semi Detached House
Living Room
Garage & Gardens
Viewing Advised

3 Bedrooms
Dining Room
Lovely Property
EPC Rating : D



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Entrance Hall

Radiator, cupboard under the stairs, stairs to the first floor.

Living Room

15'11" to bay x 11'6"

The living room has a double glazed bay window to the front elevation, radiator, feature fireplace with gas fire, glazed french doors to the dining room.

Dining Room

11'7" x 10'5"

The dining room has double glazed french doors to the rear garden, radiator, serving hatch to the kitchen.

Kitchen

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, laminate floor, electric oven, gas hob with extractor over, double glazed window, door to the garden, radiator, cupboard with wall mounted gas central heating boiler.

First Floor

Landing, double glazed window, loft access, storage cupboard.

Bedroom 1

10'7" x 15'2" to bay

Front facing, radiator, double glazed bay window.

Bedroom 2

9'8" x 10'7"

Rear facing, double glazed window, radiator.

Bedroom 3

7'6" x 6'10"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC and a wash hand basin with mixer tap sat on a vanity unit, double glazed window, chrome towel radiator, bath with shower over, loft access, recessed spot lighting.

Externally

Externally there is a front garden and a driveway leading to the house and garage whilst to the rear is a garden with decking area to the rear of the house, generous lawn and a second decking area to the rear of the garden in addition to a outside storage cupboard.

Garage

Single garage accessed via an up and over garage door, door access to the garden.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is Leasehold. 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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