



MICHAEL HODGSON

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estate agents & chartered surveyors



# EWESLEY ROAD, SUNDERLAND

## Offers Over £255,000

We are delighted to welcome to the market this immaculately presented 3 bed end terraced house commanding a superb location on Ewesley Road that will not fail to impress all who view. The property has been meticulously improved and modernised by the current owners and benefits from many period features whilst offering contemporary stylish decor and charm with a superb bespoke kitchen / dining room, luxury bathroom suite plus many extras of note. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway with inset planting and to the rear a courtyard garden with porcelain tiled patio and an artificial grass lawn accessed via an up and over garage door providing off street parking if required. Ewesley Road boasts a much sought after location providing easy access to shops, schools, amenities as well as excellent transport links to both Sunderland City Centre and the A19. Viewing of this stunning property is highly recommended to fully appreciate the space, home and location on offer.

- End Terraced House
- 3 Bedrooms
- Living Room
- Sitting Room
- Kitchen / Dining Room
- Stunning Property
- Viewing Advised
- EPC Rating: TBC

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### Entrance Vestibule

Leading to the inner hall.

### Inner Hall

The inner hall has a LVT herringbone style floor, radiator, stairs to the first floor, cupboard under the stairs with plumbing for a washer and dryer.

### Living Room

14'0" max x 17'6" max

The living room has a double glazed bay window to the front elevation, herringbone style LVT flooring, feature cast iron radiator, ceiling rose, feature fire with gas fire.

### Sitting Room

15'7" x 12'6"

This versatile room could be used as a dining room or sitting room and is currently used as a sitting room having a herringbone style LVT flooring, radiator, feature fire with log burner, inset shelving to two alcoves, inset wood store, double glazed french doors to the rear.

### Kitchen / Dining Room

23'10" max x 10'0" max

An open plan kitchen / dining room having an LVT herringbone style floor, double glazed window to the rear elevation, double glazed door, radiator, double glazed french doors, recessed spot lighting.

The kitchen has a bespoke range of floor and wall units, quartz worktops, electric oven, electric hob with extractor, integrated fridge, freezer, dishwasher. Central breakfast island with quartz worktop, break fast bar, sink and mixer tap, built in seating / dining area, cupboard with wall mounted gas central heating boiler.

### WC

Low level WC, wash hand basin with mixer tap. double glazed window, LVT flooring.

### First Floor

Landing, storage cupboards, radiator.

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, double glazed window to the side elevation, herringbone style marble floor, walk in shower cubicle extractor, recessed spot lighting, freestanding bath.

### Bedroom 1

17'11" to bay x 12'0"

Front facing having a double glazed bay window, radiator.

### Bedroom 2

14'6" x 12'2"

Rear facing, double glazed window, radiator.

### Bedroom 3

6'3" x 11'3"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front block paved driveway with inset planting and to the rear a courtyard garden with porcelain tiled patio and an artificial grass lawn accessed via an up and over garage door providing off street parking if required.

### COUNCIL TAX

The Council Tax Band is Band C.

### 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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