



MICHAEL HODGSON

estate agents & chartered surveyors

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## ENNERDALE, SUNDERLAND

£195,000

We welcome to the market this well presented and deceptively spacious 3 bed mid terraced house situated on Ennerdale in the sought after area of Ashbrooke being located close to Sunderland City Centre as well as local schools including Saint Aidan's Catholic Academy, Thornhill School, Ashbrooke Sports Ground in addition to shop and amenities. The property itself benefits from versatile living space briefly comprising of: Entrance Hall, Living Room, Sitting Room or Dining Room, Kitchen / Dining Room, Utility Area, Separate WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Viewing is highly recommended.

Terraced House

Living Room

Kitchen / Dining Room

Viewing Advised

3 Bedrooms

Sitting Room

Utility & WC

EPC Rating: D



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Entrance Vestibule  
leading to:

Inner Hall  
The inner hallway has a wood strip floor, stairs leading to the first floor

Living Room  
15'3" m x 15'6"  
The Living Room has a timber framed double glazed bay window to the front elevation, exposed wood floor, radiator, marble feature fireplace with gas fire, fitted bookshelves to the two alcoves

Dining /Sitting Room  
13'3" x 12'11"  
A versatile reception room having an exposed wood strip floor, ornate feature fireplace, double glazed window

Kitchen / Dining Room  
10'5" x 15'4"  
The Kitchen has a range of floor units, oak worktops, exposed wood strip floor, two double glazed windows Belfast sink with mixer tap, ornate inset range cooker (not working) cupboard with wall mounted gas central heating boiler, electric hob with extractor over, electric oven, radiator

Utility Area  
Plumbed for washing machine and dryer, double glazed window, radiator, tiled floor, door to the rear yard

WC  
Low level wc tiled floor double glazed window, radiator

First Floor  
Landing, double glazed window

Bathroom  
Suite comprising low level wc, pedestal wash hand, shower with tiled surround, chrome towel radiator, bath with mixer tap and shower attachment

Bedroom One  
13'1"/22'11" x 13'3"  
Rear facing, double glazed window, radiator

Bedroom Two  
12'0" x 10'1"  
Front facing, radiator, timber framed double glazed window

Bedroom Three  
8'6" x 8'3"  
Front facing, timber framed double glazed window, radiator, exposed wood stripped floor

External  
Externally there is a front forecourt and a rear yard accessed via and electric roller shutter.

COUNCIL TAX  
The Council Tax Band is Band B

TENURE  
We are advised by the Vendors that the property is TBC. 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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