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## IVANHOE CRESCENT, SUNDERLAND £179,950

We are pleased to present this 4 bedroom terraced house located on Ivanhoe Crescent in the desirable Thornhill area of Sunderland. This property boasts a prime position, providing easy access to Sunderland City Centre, the University, the Royal Hospital, and a variety of local schools and amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by an Entrance Vestibule that leads into a spacious Inner Hall. The ground floor features a comfortable Living Room/ Dining Room, Kitchen and a convenient Shower/Wc

To the first floor, you will find 4 Bedrooms and Family Bathroom. Externally, the property benefits from a front forecourt, providing a pleasant approach, as well as a paved rear yard.

This terraced house presents a wonderful opportunity for those seeking a spacious family home in a well-connected area. We highly recommend viewing this property to fully appreciate the generous accommodation it offers.

Terraced House

4 Bedrooms

Living Room/ Dining Room

Kitchen

Bathroom

Rear Yard

Must be Viewed

EPC Rating C.



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## Entrance Vestibule

### Inner Hall

Stairs to the first floor, radiator.

### Shower Room/Wc

Shower, low level WC.

### Living Room

15'1" x 13'0"

The living room has a double glazed bay window to the front elevation, feature fire place with electric fire, coving to ceiling, opening to the dining room.

### Dining Room

13'6" max x 12'5" max

Rear facing, double glazed french doors, radiator.

### Rear Vestibule

Door to the rear.

### Kitchen

The kitchen has a range of floor and wall units, plumbed for washer, cupboard with wall mounted gas central heated boiler, stainless steel sink and drainer, range style cooker with extractor over, double glazed window, American style fridge freezer.

### First Floor

Landing, radiator.

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window.

### Bedroom 1

15'10" to bay x 12'1" max

Front facing, double glazed bay window, radiator.

### Bedroom 2

12'5" max x 13'8" max

Rear facing, double glazed window, 2 radiators, t fall roof in part, radiator.

### Bedroom 3

10'0" max x 8'0" max

Rear facing, double glazed window, radiator, t fall roof in part.

### Bedroom 4

6'6" x 9'1"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front forecourt and to the rear is a paved yard with 2 electric roller shutters.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band B.

### 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.

### 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

# M I C H A E L   H O D G S O N

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