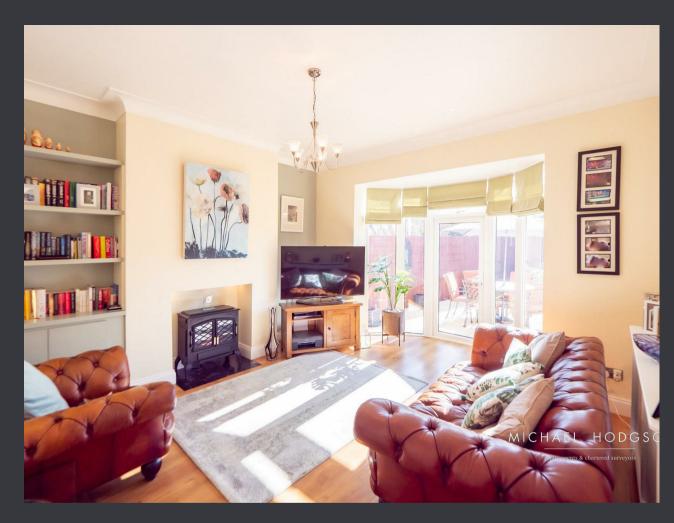


## MICHAEL HODGSON

estate agents & chartered surveyors



### RIDGEWAY CRESCENT, SUNDERLAND £299,950

Situated in an elevated position on Ridgeway Crescent this superb 3 bed semi detached house will not fail to impress all who view and is ideally located to provide easy access to local shops, amenities as well as excellent transport links to Sunderland City Centre and the region beyond. The property boasts well maintained generous yet versatile living space briefly comprising of: Entrance Porch, Inn er Hall, Living Room, Sitting Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden, side driveway leading to the garage and to the rear is a lovely garden having a paved patio area, lawn and raised decking area to the rear of the garden. Viewing is highly recommended to fully appreciate the space home and location on offer.

Semi Detached House Living Room Kitchen / Dining Room Superb Property 3 Bedrooms Sitting Room Garage & Gardens EPC Rating: D



# RIDGEWAY CRESCENT, SUNDERLAND £299,950

Entrance Porch leading to:

Inner Hall

Radiator, double glazed window, stairs to the first floor, cupboard under the stairs, door to the garden.

Living Room 16'5" x 13'4"

The living room has two double glazed windows, feature fireplace with electric fire, radiator.

#### Sitting Room

13'11" x 16'0" to bay

A light and airy room having a laminate floor, radiator, bay window incorporating a double glazed door to the garden, inset storage and shelving to one alcove, radiator.

Kitchen / Dining Room

13'7" x 9'0"

The kitchen has a range of floor and wall units, integrated fridge, freezer, plumbed for washer, cupboard with wall mounted gas central heating boiler, electric hob, electric oven.

#### First Floor

There is a generous landing area that could be used in part as a study / home office or seating area, 2 velux style windows, access to a walk in storage cupboard.

Bedroom 1 11'1" x 13'3" Rear facing, double glazed window, radiator, range of fitted wardrobes with matching side tables.

Bedroom 2 9'8" x 11'2" Rear facing, double glazed window, radiator. Bedroom 3 12'9" x 6'11" Rear facing, double glazed window, radiator.

#### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, 2 double glazed windows, bath with shower over, radiator.

#### Externally

Externally there is a front lawned garden, side driveway leading to the garage and to the rear is a lovely garden having a paved patio area, lawn and raised decking area to the rear of the garden.

Garage Single garage, accessed via a roller shutter.

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

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