



MICHAEL HODGSON

estate agents & chartered surveyors

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# 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, Inner 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



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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

# M I C H A E L   H O D G S O N

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