



MICHAEL HODGSON

estate agents & chartered surveyors

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CLEVELAND ROAD, SUNDERLAND

£160,000

This 3 bedroom mid terraced house is situated on Cleveland Road in the popular area of High Barnes located close to Chester Road, Sunderland Royal Hospital, Sunderland University, Barnes Park, local schools, amenities as well as transport links to Sunderland City Centre. This lovely property briefly comprises of Entrance Hall, Living Room, Dining Room, Dining Area, Kitchen and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter, there is an electric charging point in the rear yard. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Sitting / Dining Room

Kitchen / Breakfast Room

Lovely Property

Viewing Advised

EPC Rating: D

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Entrance Hall
Double glazed window, radiator, stairs to the first floor.

Living Room
14'4" to bay x 11'3"
The living room has a double glazed bay window to the front elevation, feature fire with gas fire, laminate floor, french door to the dining room, radiator.

Dining / Sitting Room
14'2" x 12'1"
Double glazed window, serving hatch to the kitchen, laminate floor, fireplace.

Dining Area
10'1" x 8'6"
Double glazed window, radiator, door to the rear yard, opening to the kitchen.

Kitchen
9'10" x 7'8"
The kitchen has a range of floor and wall units, tiled splashback, double oven, gas hob with extractor over, stainless steel sink and mixer tap, double glazed window, cupboard with wall mounted gas central heating boiler, plumbed for washer.

First Floor
Landing.

Bedroom 1
11'11" max x 12'5" max
Front facing, double glazed window, radiator, range of fitted wardrobes with dressing table.

Bedroom 2
11'10" x 10'5"
Rear facing, double glazed window, radiator, recessed spot lighting.

Bedroom 3
7'4" x 6'5"
Front facing, double glazed window, radiator, laminate floor.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with shower over, double glazed window, radiator.

Externally
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter, there is an electric charging point in the rear yard.

COUNCIL TAX
The Council Tax Band is Band B.

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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