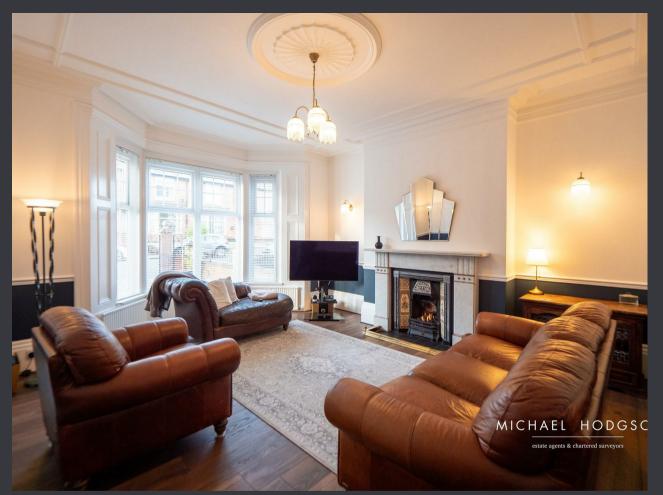


MICHAEL HODGSON

estate agents & chartered surveyors



EWESLEY ROAD, SUNDERLAND £280,000

A stunning period family home that boasts many original features and oozes charm and character whilst offering spacious living space. The impressive end terrace home is situated on Ewesley Road in High Barnes in a much sought after location being within easy reach of both Sunderland City Centre and the A19 as well as local schools, amenities and the region beyond. The well appointed and versatile living briefly comprises of; Entrance Vestibule, Inner Hall, Living Room, Sitting / Dining Room, Kitchen / Dining Room, WC and to the First Floor 4 Bedrooms, Bathroom in addition to an En Suite Shower Room and on the Second Floor, Loft Room and access to the Loft Space. Externally there is a gated front block paved driveway providing off street parking whilst to the rear is a yard. Viewing of this superb residence is highly recommended to fully appreciate the space, location and home on offer.

End Terrace House

Living Room

Kitchen / Breakfast / Dining

Room

Superb Property

4 Bedrooms

Sitting / Dining Room

Bathroom & En Suite

EPC Rating: TBC









EWESLEY ROAD, SUNDERLAND £280,000

Entrance Vestibule

tiled floor, leading to:

Inner Hall

The inner hall has a wood strip floor, radiator, stairs to first floor

Living Room

15'4" x 18'1" to bay

The Living Room has a bay window to the front elevation incorporating three double glazed windows, laminate floor, feature fireplace with gas fire, radiator in bay

Dining Room/Sitting Room

13'3" x 14'11"

Laminate floor, double radiator, ornate feature fireplace

Kitchen/Dining Room

26'5" x 11'8"

The Kitchen / Dining Room has a range of floor and wall units, two double glazed windows, Range cooker, integrated microwave, plumbed for washer and dryer, wall mounted gas central heating boiler, double gazed door to their rear yard, fitted bench seating.

WC

Low level wc, wash hand basin, double glazed window, part tiled walls tiled floor

First Floor

Landing, double glazed window to the side elevation

Bedroom One

13'0" x 17'11" to bay

Bay window with three double glazed windows, radiator, ornate feature fireplace

Bedroom Two

19'4" x 11'8"

Two double glazed windows, two radiators

En Suite

White suite comprising low level wc, wash hand basin with mixer tap, shower cubicle

Bedroom Three

13'1" x 14'7"

Double glazed window, radiator, ornate feature fireplace

Bedroom Four

11'4" x7'6"

Front facing, double glazed window, radiator

Bathroom

Suite comprising low level wc, wash hand basin within mixer tap set on a vanity unit, shower, double glazed window, corner bath with mixer tap and shower attachment, towel radiator

Second Floor

Stairs from the landing, access to the loft

Loft Room

13'2" max x 14'4"

Double glazed window, radiator, recessed spot lighting

External

Externally there is a gated front block paved driveway providing off street parking whilst to the rear is a yard that also provides access to a cellar/storage area.

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.

COUNCILTAX

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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