



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.

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|-----------------------------------|-----------------------|
| End Terrace House | 4 Bedrooms |
| Living Room | Sitting / Dining Room |
| Kitchen / Breakfast / Dining Room | Bathroom & En Suite |
| Superb Property | EPC Rating: TBC |



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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" x 7'6"
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.

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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.

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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