



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MICHAEL HODGSON
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ASHWOOD STREET, SUNDERLAND £240,000

This superb 4 bed end terraced house will not fail to impress all who view situated on Ashwood Street in Thornhill which commands a superb location providing easy access to local transport links, shops, schools and amenities. The property offers generous yet versatile living accommodation benefiting from many period features and character whilst having contemporary décor in addition to a superb kitchen and bathroom suite. The living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Conservatory, Kitchen / Breakfast Room, Utility Area and to the First Floor, Landing, 4 Bedrooms, bathroom & separate WC. Externally there is a front forecourt and to the rear a yard with paved patio area and decking in addition to access to the garage. Viewing of this superb family home is unreservedly recommended.

End Terraced House

4 Bedrooms

Living Room

Dining / Reception Room

Kitchen / Breakfast Room

Conservatory

Garage

EPC Rating: D



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Entrance Vestibule

Tiled floor, leading to:

Inner Hall

A lovely hallway having an exposed wood floor, radiator with cover, delft rack, stairs leading to the first floor, cupboard under the stairs

Living Room

16'9" to bay x 17'1"

The living room has a bay window to the front elevation incorporating three double glazed windows, ornate ceiling, radiator in bay, feature fire with open fire and tiled surround and hearth

Dining Room

14'7" x 15'5"

This room is currently used as a dining room but could be used as a sitting room/reception room, double radiator, exposed wood flooring, ornate feature fire with gas stove style fire, opening to the conservatory, delft rack, ornate ceiling

Kitchen / Breakfast Room

21'3" max x 10'1" max

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, radiator, electric hob with extractor over, full height fridge, electric oven, wine cooler, double glazed window, recess spot lighting, radiator

Conservatory

9'0" x 12'5"

The conservatory has a range of double glazed windows incorporating double glazed french doors leading to the rear courtyard and double radiator, laminate floor

Rear Utility Area

3'9" x 9'2"

Plumbed for washing machine, radiator, range of floor and wall units, double glazed door to the conservatory.

First Floor

Landing, range of storage cupboards

Bedroom 1

16'11" to bay x 15'10"

Front facing master bedroom having a bay window with three double glazed windows, feature fire, radiator in bay, coving to ceiling, ceiling rose

Bedroom 2

14'7" x 15'8"

Rear facing, double glazed window, radiator, feature fire, exposed wood flooring

Bedroom 3

11'5" max x 9'11"

Rear facing, double glazed window, radiator

Bedroom 4

6'11" x 10'0"

Front facing, double glazed window

Bathroom

White suite comprising of a wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap and a shower over, double glazed window, chrome towel radiator..

Seperate WC

Low level wc, double glazed window to side elevation, tiled floor

External

Externally there is a front forecourt and to the rear a courtyard with paved patio and decking area in addition to access to the garage

Garage

Single garage to the rear of the property

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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