



MICHAEL HODGSON

estate agents & chartered surveyors



FELSTEAD CRESCENT, SUNDERLAND £105,000

This 3 bed semi detached house is likely to appeal to a variety of purchasers and is offered FOR SALE WITH NO ONWARD CHAIN INVOLVED. The property is situated in a popular and convenient location on Felstead Crescent providing easy access to Sunderland Hospital, Hylton Road, Sunderland City Centre and excellent transport links. The property briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and a rear garden with lawn, patio area, steps to the house and side gate access. Viewing is highly recommended.

Semi Detached House
Front & Rear Garden
No Onward Chain
Tax Band A

3 Bedrooms
Must Be Viewed
Freehold
EPC Rating E



FELSTEAD CRESCENT, SUNDERLAND

£105,000

Entrance Vestibule
Stairs to the first floor

Living Room
13'9" max x 14'11"
Front facing Living Room having a double glazed bay window, radiator, coving to ceiling

Dining Room
11'2" x 9'6"
Double glazed french doors to the rear garden, radiator, opening to the kitchen

Kitchen
11'1" max x 7'3" max
The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, gas hob, double glazed window

First Floor
Landing, double glazed window, loft access, radiator

Bedroom 1
13'5" max x 10'7" max
Front facing, double glazed window, radiator, wall mounted gas central heated boiler

Bedroom 2
13'1" x 8'11"
Rear facing, double glazed window, radiator

Bedroom 3
8'0" max x 10'0" max
Rear facing, double glazed window, radiator, t fall roof in part

Bathroom
Suite comprising of a low level WC, pedestal basin, bath, radiator, double glazed window, t fall roof in part

Externally
Externally there is a front garden and a rear garden with lawn, patio area, steps to the house and side gate access.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band A

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.

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

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