



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## FELSTEAD CRESCENT, SUNDERLAND £105,000

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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

3 Bedrooms

Front & Rear Garden

Must Be Viewed

No Onward Chain

Freehold

Tax Band A

EPC Rating E



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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.

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