



# MICHAEL HODGSON

estate agents & chartered surveyors



## ASHMORE STREET, SUNDERLAND £174,950

We welcome to the market this superb 3 bed end terraced house situated on Ashmore Street in Ashbrooke that offers an excellent location offering easy access to local shops, schools and amenities as well as being within walking distance of Sunderland City Centre and its many offerings. The property itself offers a discerning purchaser a lovely home boasting contemporary décor with many original period features with the living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Breakfast / Sitting Room, Kitchen, Bathroom and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking. Viewing of this lovely home is unreservedly recommended to appreciate the space and location on offer.

End Terrace House

3 Bedrooms

Living Room

Dining Room

Kitchen & Breakfast Room

Bathroom & Shower Room

Superb Property

EPC Rating: D



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### Entrance Vestibule

Leading to the inner hall

### Inner Hall

laminated floor, storage cupboard, stairs to the first floor, radiator, double glazed window

### Living Room

14'10" max x 13'11"

The living room has a bay window, incorporating 3 double glazed windows, inset shelving to one alcove, feature fireplace with gas fire, radiator

### Dining Room

13'3" x 11'9"

The dining room has two double glazed windows to the rear elevation, inset shelving and a storage cupboard, ornate fireplace, double radiator.

### Sitting Room / Breakfast Room

7'6" x 11'6"

A versatile room having a double glazed window, multi fuel stove set on a tiled hearth, radiator.

### Kitchen

9'6" max x 11'5" max

The kitchen has a range of floor and wall units, plumbed for washing machine, double glazed window, stainless steel sink with mixer tap, door to the rear yard, space for a freestanding cooker,

### Bathroom

White suite comprising of a low level WC, bath with mixer tap and shower attachment, radiator, double glazed window

### First Floor

landing, double glazed window, loft access

### Shower Room

White suite comprising of a low level WC and a wash hand basin with

mixer tap set on a vanity unit, shower cubicle with rainfall style shower head and an additional shower attachment, recess spot lighting, extractor

### Bedroom 1

11'1" x 12'8"

Double glazed window, radiator, range of fitted wardrobes

### Bedroom 2

13'4" x 11'7" max

Double glazed window, radiator

### Bedroom 3

11'5" x 9'4"

Double glazed window, radiator, storage cupboard

### Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter providing off street parking.

### 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 B

# M I C H A E L   H O D G S O N

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