



MICHAEL HODGSON

estate agents & chartered surveyors

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## CARLTON CRESCENT, SUNDERLAND £245,000

A lovely 4 bedroom semi detached family home situated on Carlton Crescent in East Herrington located close to Durham Road with excellent transport links to Sunderland City Centre and the A19, close to schools including East Herrington Primary Schools and local amenities. The property briefly comprises of; Entrance Porch, Inner Hall, Living Room / Dining Room, Reception Room / Study, Kitchen / Breakfast Room and to the First Floor 4 Bedrooms, En Suite and a Bathroom. Externally there is a front garden and a block paved driveway leading to the house and garage whilst to the rear is a garden with block paved patio area and lawn. Viewing is highly recommended.

Semi Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Lovely Property

Viewing Advised

EPC Rating: D

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## Entrance Porch

Leading to the inner hall

## Inner Hall

Radiator, stairs to the first floor, cupboard under the stairs

## Living Room

The living room has a double glazed bay window to the front elevation, modern inset gas fire, opening to the dining room.

## Dining Room

8'5" x 11'3"

Laminate floor, radiator, double glazed window

## Kitchen / Breakfast Room

10'10" x 17'1"

The kitchen has a range of floor and wall units, tiled splash back, breakfast bar, gas hob with extractor over, radiator, cupboard with wall mounted gas central heated boiler, sink and drainer with mixer tap, double electric oven.

## Reception Room / Study

9'9" max x 12'10" max

a versatile room that could be used as a sitting room or study having a double glazed bay window to the front elevation, laminate floor, radiator, room max width 2.98 but narrows to 0.80 m

## First Floor

landing, loft access, ladder access to the loft which is boarded for storage.

## Bedroom 1

9'4" x 13'8"

Front facing, mirror fronted fitted wardrobe, radiator

## En Suite

Suite comprising of a low level WC and a wash hand basin with a mixer tap sat on a vanity unit, shower cubicle, double glazed window, tiled floor, radiator.

## Bedroom 2

11'11" x 12'2"

Front facing, double glazed window, radiator

## Bedroom 3

12'1" max x 11'4" max

Rear facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space and a dressing table.

## Bedroom 4

7'11" x 8'5"

Front facing, double glazed window, radiator, laminate floor.

## Bathroom

White suite comprising of a low level WC, pedestal basin, bath, radiator, double glazed window, recessed spot lighting.

## Externally

Externally there is a front garden and a block paved driveway leading to the house and garage whilst to the rear is a garden with block paved patio area and lawn.

## Garage

Attached single garage

## 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 D

# M I C H A E L   H O D G S O N

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