



MICHAEL HODGSON

estate agents & chartered surveyors

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## VIOLET STREET, SUNDERLAND £139,950

An immaculately presented 3 bedroomed end terraced house that has undergone a scheme of modernisation and improvement that will not fail to impress all who view having been meticulously modernised and improved by the current owners situated on Violet Street in South Hylton which offers an excellent location providing easy access to local shops, amenities, South Hylton Metro Station in addition to being within easy reach of Sunderland City Centre and the A19. The property itself benefits from stylish contemporary decor, gas central heating, double glazing, a new kitchen, a new bathroom suite, many extras of note and briefly comprises of: Entrance Vestibule, Living Room / Dining Room, Kitchen, Rear Passage, Bathroom and to the First Floor 3 Bedrooms. Externally there is a front forecourt and a rear yard with paved patio area and artificial grass lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended to appreciate the property and location on offer.

End Terrace House  
Living / Dining Room  
New Bathroom  
Viewing Advised

3 Bedrooms  
New Kitchen  
No Chain Involved  
EPC Rating: TBC



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### Entrance Vestibule

Leading to:

### Living Room / Dining Room

28'4" max x 19'2" max

An open plan living room / dining room that spans the full depth of the home having a double glazed bay window to the front elevation, Oak wood floor, two radiators, double glazed window to the rear elevation, stairs to the first floor, feature exposed beam to the ceiling. T

here is a media wall with inset modern electric fire, space for wall mounted TV, fitted inset shelves

### Kitchen

6'7" x 8'2"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, space for a free standing cooker, double glazed window, recess spot lighting, laminate floor

### Rear Passage

Laminate floor, wall mounted gas boiler, door to the rear yard

### Bathroom

New modern white suite comprising low level WC, pedestal basin with mixer tap, double glazed window, extractor, recess spot lighting, bath with mixer tap and shower over

### First Floor

Landing, radiator, double glazed window, storage cupboard

### Bedroom 1

11'4" x 12'11" max

Front facing, double glazed window, radiator, T-fall roof in part, storage cupboard

### Bedroom 2

12'9" x 7'6"

Side facing, double glazed window, radiator

### Bedroom 3

12'9" x 9'0"

Rear facing, double glazed window, radiator, T-fall roof in part

### External

Externally there is a front forecourt and a rear yard with paved patio area and artificial grass lawn

### 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.

### COUNCIL TAX

The Council Tax Band is Band A

### TENURE

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

# M I C H A E L   H O D G S O N

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