



MICHAEL HODGSON

estate agents & chartered surveyors

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## CARLTON CRESCENT, SUNDERLAND

£289,950

This well presented 4/5 double bed greatly extended semi detached house offers a rare to the market opportunity comprising of a generous family residence having 4 formal bedrooms to the first floor with the added benefit of a self contained 1 bed annex to the ground that could provide space for a relative etc or could be converted into the main dwelling if extra space is required. The property is likely to appeal to a wide variety of purchaser and must be viewed to be fully appreciated. Internally the property briefly comprises of: Entrance Porch, Inner Hall, Living / Dining Room, Garden Room, Kitchen and a self contained Annex having a Living / Dining Room, Wet Room Shower / WC, Bedroom and a Kitchen whilst to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front garden and resin driveway leading to the house providing off street parking for a number of cars whilst to the rear is a generous lawned garden with raised decking area leading down to the lawn in addition to a lovely decking area to the rear of the garden, plus a garden shed and a garden room. There is an electric car charging point to the front elevation. Viewing of this superb home is highly recommended.

Semi Detached House  
 Living / Dining Room  
 Bathroom, En Suite &  
 Shower Room  
 Greatly Extended

4 / 5 Bedrooms  
 Garden Room  
 Self Contained Annex  
 EPC Rating: C



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## Entrance Porch

Double glazed window, double glazed french doors leading to the inner hall, laminate floor.

## Inner Hall

Laminate floor, radiator, stairs to the first floor.

## Living Room / Dining Room

23'5" max x 12'0" max

The living/dining room has a double glazed bay window to the front elevation, laminate floor, double radiator, feature fire, double glazed french doors to the garden room.

## Garden Room

10'0" x 9'3"

Laminate floor, double glazed french door to the garden, double glazed window.

## Kitchen

The kitchen has a range of floor and wall units, tiled splashback, electric hob, sink and drainer with mixer tap, integrated dishwasher, microwave oven, double electric oven.

## Annex

Accessed from the kitchen and could be kept as a self contained spare or form part of the main house.

## Kitchen

13'3" max x 12'7" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, freestanding cooker, radiator.

## Bedroom 5 / Reception Room

9'2" x 12'5"

Double glazed window, radiator.

## Living Room / Dining Room

16'2" max x 14'7" max

Large double glazed window to the rear elevation, laminate floor, feature fire, double glazed french door to the decking area and garden.

## Shower Room

Wet room style shower room having a pedestal basin with mixer tap, chrome towel radiator, double glazed window, rainfall style shower.

## First Floor

### Landing

### Bedroom 1

Rear facing bedroom with a superb vaulted ceiling incorporating 2 Velux style windows, laminate floor, double glazed window, ladder access to a mezzanine level and access to a loft space

### En Suite

White suite comprising of a wall hung low level WC, his and hers wash hand basin with mixer tap sat on a floating shelf, double glazed window, shower cubicle with rainfall style shower head and an additional shower attachment, recessed spot lighting, double glazed window, extractor.

### Bathroom

White suite comprising of a low level WC, chrome towel radiator, double glazed window, wash hand basin with mixer tap, corner bath with mixer tap and a shower over, tiled floor.

### Bedroom 2

11'11" x 10'9"

Front facing, double glazed windows, radiator, recessed spot lighting.

### Bedroom 3

10'11" x 10'8"

Rear facing double glazed window, radiator.

### Bedroom 4

8'3" max x 18'1" max

Front facing, 2 Double glazed windows, radiator, recessed spot lighting, storage cupboard.

### Externally

Externally there is a front garden and resin driveway leading to the

house providing off street parking for a number of cars whilst to the rear is a generous lawned garden with raised decking area leading down to the lawn in addition to a lovely decking area to the rear of the garden, plus a garden shed and a garden room.

## COUNCIL TAX

The Council Tax Band is Band D

## 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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