

# MICHAEL HODGSON

estate agents & chartered surveyors



### 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.

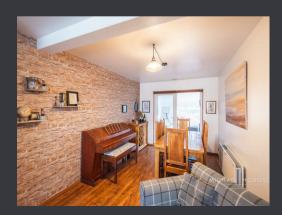
Semi Detached House
Living / Dining Room
Bathroom, En Suite &
Shower Room
Greatly Extended

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.

#### Kltchen

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, reccessed 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.

COUNCILTAX

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI IQX

0191 5657000

www.michaelhodgson.co.uk

