



MICHAEL HODGSON

estate agents & chartered surveyors

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## CARLTON CRESCENT, SUNDERLAND £950 Per Month

This 3 bed semi detached house is situated on Carlton Crescent in the popular area of East Herrington boasting easy access to local schools, shops and amenities and well as having good road links to Doxford International, Sunderland City Centre and the A19. Internally the accommodation briefly comprises of Entrance Porch, Inner Hall, Living Room / Dining Room, Kitchen, Utility and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden, driveway leading to the garage and a rear garden with a paved patio area and lawn in addition to a side paved courtyard. Viewing of this lovely home is highly recommended to appreciate the space, home and location on offer.

Semi Detached House  
Living Room  
Kitchen & Utility  
Viewing Advised

3 Bedrooms  
Dining Room  
Garage & Gardens  
EPC Rating: TBC



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### Entrance Porch

Double glazed window, tiled floor, leading to the inner hall.

### Inner Hall

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

### Living Room / Dining Room

23'8" max x 11'10" max

Spanning the full depth of the house, double glazed bay window to the front elevation, double glazed french doors to the garden, 2 radiators, feature fire with electric fire, opening to the kitchen.

### Kitchen

10'6" x 9'1"

The kitchen has a range of floor and wall units, tiled splashbacks, stainless steel sink and drainer with mixer tap, breakfast bar, double glazed window, gas hob with extractor over.

### Utility

7'5" x 8'5"

Floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, door to the rear garden, extractor, radiator.

### First Floor

Landing, double glazed window, loft access.

### Bedroom 1

9'1" x 11'11"

Front facing, range of fitted wardrobes, double glazed window, radiator.

### Bedroom 2

10'9" x 11'1"

Rear facing, cupboard with wall mounted gas central heated boiler, range of fitted wardrobes.

### Bedroom 3

8'5" x 7'5"

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

### Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap, double glazed window, chrome towel radiator, corner shower with rainfall style shower head and an additional shower attachment.

### Externally

Externally there is a front garden, driveway leading to the garage and a rear garden with a paved patio area and lawn in addition to a side paved courtyard.

### Garage

Single garage accessed via an electric roller shutter.

# M I C H A E L   H O D G S O N

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