



MICHAEL HODGSON

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estate agents & chartered surveyors



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LORNE TERRACE, SUNDERLAND

£209,950

We welcome to the market this superb 4 bed mid terraced house situated on Lorne Terrace in Ashbrooke that offers an excellent location offering easy access to local shops, schools and amenities as well as being within walking distance of Sunderland City Centre and its many offerings. The property itself offers a discerning purchaser a lovely home boasting contemporary décor with many original period features and charm that will not fail to impress all who view. The living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting / Dining Room, Kitchen / Dining Room and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a front forecourt and rear yard with two lovely raised decking areas and is accessed via an electric roller shutter. Viewing of this lovely home is unreservedly recommended to appreciate the space and location on offer.

Terraced House

4 Bedrooms

Living Room

Dining / Sitting Room

Kitchen / Dining Room

Stunning Property

Viewing Advised

EPC Rating: TBC



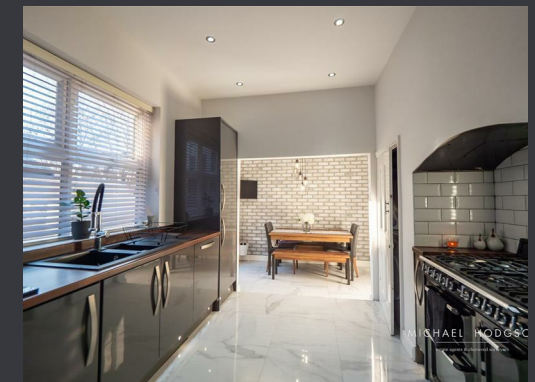
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Entrance Hall

Leading to:

Inner Hall

Laminate floor, radiator, stairs to the first floor, double radiator, storage cupboard

Living Room

14'8" x 16'2" to bay

The living room has a bay window to the front elevation incorporating three double glazed windows, ornate feature fire, laminate floor, coving to ceiling, ceiling rose, double radiator

Dining Room / Sitting Room

12'11" x 13'7"

Laminate floor, double radiator, double glazed window to the rear elevation, coving to ceiling, ceiling rose,

Kitchen

15'5" x 11'3"

The kitchen has a range of floor and wall units, sink and drainer, mixer tap, cupboard with wall mounted gas boiler, integrated washer and dishwasher, tiled floor, double glazed window, radiator, recess spotlighting, opening to:

Dining Area

6'6" x 10'6"

Tiled floor, double glazed French doors to the side, radiator

First Floor

Landing, loft access, storage cupboards

Bedroom 1

11'0" x 13'4"

Rear facing, double glazed window, radiator, recess spotlighting

Bedroom 2

12'4" x 13'9"

Front facing, double glazed window, radiator, ornate feature fire

Bedroom 4

9'10" x 7'0"

Front facing, double glazed window, radiator

Bedroom 3

9'5" x 10'4"

Rear facing, double glazed window, radiator

Bathroom

Contemporary white suite comprising low level WC and wall hung basin with mixer tap set on a vanity unit, recess spot lighting, tiled floor, part tiled walls, double glazed window, towel radiator, bath with rainfall style shower head and additional shower attachment and mixer tap, extractor

External

Externally there is a front forecourt and rear yard with two lovely raised decking areas and is accessed via an electric roller shutter.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

We are advised by the Vendors that the property is Freehold subject to a perpetual yearly rent charge of £5. Any prospective purchaser should clarify this with their Solicitor

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.

M I C H A E L H O D G S O N

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