



MICHAEL HODGSON

estate agents & chartered surveyors

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**EWESLEY ROAD, SUNDERLAND**  
**£235,000**

We are delighted to welcome to the market this immaculately presented 3 bed terraced house commanding a superb location on Ewesley Road that will not fail to impress all who view. The property benefits from many period features whilst offering contemporary decor and charm with generous living space briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Sitting / Dining Room, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and WC. Externally there is a front lawned garden with tiled pathway leading to the house and to the rear is a lovely courtyard garden with paved patio areas, lawn, provision for off street parking and two useful storage cupboards. Ewesley Road boasts a much sought after location providing easy access to shops, schools, amenities as well as excellent transport links to both Sunderland City Centre and the A19. Viewing is highly recommended to fully appreciate the space, home and location on offer.

- |                                    |                       |
|------------------------------------|-----------------------|
| Terraced House                     | 3 Bedrooms            |
| Living Room                        | Sitting / Dining Room |
| Kitchen / Breakfast Room & Utility | Stunning Property     |
| Viewing Advised                    | EPC Rating: D         |

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### Entrance Vestibule

Exposed wood floor, half stained glass door, leading to the inner hall.

### Inner Hall

Radiator, stairs to the first floor, exposed wood floor, cupboard under stairs.

### Living Room

16'2" max x 15'0" max

The living room has a bay window to the front elevation incorporating 4 double glazed window, radiator, feature fireplace, ornate ceiling, inset shelving to both alcoves.

### Sitting Room/Dining Room

14'1" max x 14'4" max

The sitting room/ dining room has 2 double glazed windows to the rear elevation, inset fireplace, fitted shelving and storage to both alcoves, double radiator.

### WC

Low level WC, radiator, wash hand basin with tiled splashback, double glazed window, tiled floor.

### Kitchen/Breakfast Room

The kitchen has a range of floor and wall units, tiled splashback, Belfast sink with mixer tap, exposed wood floor, 2 double glazed windows, double radiator, electric oven, gas hob with extractor over, integrated dishwasher.

### Utility

8'0" x 11'1"

The utility has a range of storage, plumbed for washer and dryer, double glazed window, double radiator, door to the rear garden, cupboard with wall mounted gas central heating boiler.

### First Floor

Landing, radiator.

### Bathroom

Suite comprising of a pedestal basin, bath with shower over, double glazed window, radiator.

### WC

Low level WC, double glazed window, tiled floor.

### Bedroom 1

17'11" to bay x 14'8" max

Front facing having a bay window incorporating 4 double glazed windows, double radiator, recessed wardrobe to one alcove, ornate feature fireplace

### Bedroom 2

14'5" max x 13'10" max

Rear facing, double glazed window, double radiator, ornate feature fireplace, recessed wardrobe to one alcove.

### Bedroom 3

6'9" x 11'5"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front lawned garden with tiled pathway leading to the house and to the rear is a lovely courtyard garden with paved patio areas, lawn, provision for off street parking and two useful storage cupboards.

### COUNCIL TAX

The Council Tax Band is Band C.

### 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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