

MICHAEL HODGSON

estate agents & chartered surveyors



ST. CHRISTOPHERS ROAD, SUNDERLAND
£225,000

An immaculately presented 3 bed semi detached house situated on St Christophers Road in Elstob Farm which commands a superb location offering easy access to local shops, schools, amenities, and transport links to Sunderland City Centre and the A19 . The property will not fail to impress all who view with the living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining / Sitting Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms, Bathroom & Separate WC. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having a patio, raised patio area, lawn and well stocked borders. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, location and property on offer

Semi Detached House	3 Bedrooms
Living Room	Dining / Sitting Room
Kitchen & Utility	Garage & Gardens
Viewing Advised	EPC Rating: D









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Entrance Porch
Tiled floor, leading to the inner hall.

Inner Hall
The inner hall has stairs to the first floor with an oak handrail and balustrade, radiator,

Living Room
11'9" x 13'8"
The living room has a double glazed window to the front elevation, Remote controlled travertine fireplace with gas fire, laminate floor, coving to ceiling, radiator.

Dining Room / Sitting Room
15'10" x max x 10'11" max
A versatile space having a double glazed box bay window to the rear elevation, laminate floor, inset modern gas fire.

Kitchen
8'3" x 7'3"
The kitchen has a range of floor and wall units, tiled splashback, double gas oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, tiled floor.

Utility
7'11" x 7'10"
Three double glazed windows, plumbed for washer and dryer, wall mounted gas central heating boiler, door to the garage.

First Floor
Landing, loft access with ladder access, double glazed window.

Bedroom 1
10'5" x 15'5"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 2
9'9" x 10'9"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3
7'3" max x 9'6" max
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bathroom
Suite comprising of a wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, bath with mixer tap and shower over, recessed spot lighting, double glazed window.

WC
Low level WC with inset wash hand basin with mixer tap, double glazed window.

Garage
Attached garage accessed via and up and over garage door.

Externally
Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lovely garden having a patio, raised patio area, lawn and well stocked borders.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band C.

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