



MICHAEL HODGSON

estate agents & chartered surveyors



## ST. BEDES TERRACE, SUNDERLAND £125,000

A lovely 2 / 3 bed maisonette flat situated on St Bedes Terrace boasting a much sought after and desirable location offering easy access to Sunderland City Centre, Mowbray Park in addition to good transport links. The property itself retains many period features with a contemporary twist having versatile and generous living accommodation arranged over two floors briefly comprising of: Shared Entrance Hall leading to the flat, Living Room, Dining Room or Bedroom 3, Kitchen, Bathroom and to the Upper Floor, Landing, 2 Bedrooms. Externally to the property there are communal gardens with lawns, shrubs, trees and patio area and a rear yard. Viewing is highly recommended to fully appreciate the home, space and location on offer.

Maisonette

2 or 3 Bedrooms

Living Room

Dining or 3rd Bedroom

Separate Kitchen

Superb Property

Viewing Advised

EPC Rating: D



## ST. BEDES TERRACE, SUNDERLAND

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### Entrance Vestibule

Stairs leading to the first floor

### First Floor

Landing, Radiator

### Living Room

14'11" x 15'11"

The living room has two single glazed sash style windows to the front elevation double radiator, storage cupboard, ornate feature fireplace with open fire

### Dining Room / Sitting Room or Bedroom

16'0" x 14'9"

The dining room has a single glazed sash style window to the rear elevation, feature fireplace with open fire and tiled hearth, two storage cupboards one with wall mounted gas boiler

### Kitchen

14'7" x 7'11"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, gas hob with extractor over, stainless steel sink and drainer with mixer tap, electric oven, plumbed for washer, single glazed sash style window, radiator, integrated fridge, freezer

### Bathroom

White suite comprising low level wc, pedestal basin, bath with shower over and mixer tap with shower attachment, radiator, recessed spot lighting, extractor

### Second Floor

Landing, exposed wood floor, velux style window

### Bedroom 1

16'6" x 20'1"

Two velux style windows to the front elevation, double glazed window to the rear elevation, range of fitted wardrobes, T fall roof in part, radiator with cover, recessed spot lighting

### Bedroom 2

9'1" x 9'7"

T fall roof in part, radiator

### Externally

Externally there is a front communal garden and a rear yard area

### 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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