



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

estate agents & chartered surveyors



CRESSWELL TERRACE, SUNDERLAND

£149,950

An excellent opportunity to purchase a three storey 6 bedroomed mid terraced house situated on Cresswell Terrace in Thornhill which is within walking distance of Sunderland City Centre, Sunderland Bus & Metro Interchange, University and Royal Hospital. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen, Dining / Sitting Room, Shower Room, Bedroom 1 and to the First Floor, Landing, 4 Bedrooms, Bathroom, Shower Room, Additional Room and to the Second Floor, Bedroom 6 and an additional Room. Externally there is a front courtyard garden and to the rear a yard providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property.

Terraced House

Over 3 Floors

Bathroom & Shower Room

No Chain Involved

6 Bedrooms

Viewing Advised

Close to City Centre

EPC Rating: E



CRESSWELL TERRACE, SUNDERLAND

£149,950

Entrance Hall

Radiator, stairs to the first floor

Bedroom 1

16'11" x 15'1"

Front facing, double glazed bay window, double radiator

Living Room

18'2" x 13'3"

Double radiator, door to the rear yard

Kitchen

9'3" x 17'0"

The kitchen has a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, two electric ovens, two gas hobs, double glazed window, double radiator

Utility

Double glazed window, wall mounted gas boiler

Sitting Room / Dining Room

10'2" x 15'0"

Double glazed window, door to the yard, double radiator

Shower Room

White suite comprising low level wc, pedestal basin, shower cubicle, tiled walls and floor

First Floor

Landing, radiator, loft access

Bedroom 2

9'6" x 9'0"

Rear facing, double glazed window, double radiator

Bedroom 3

13'7" x 13'5"

Rear facing, double glazed window, radiator

Bedroom 4

13'0" x 14'2"

Front facing, double glazed window, radiator

Bedroom 5

9'2" x 9'9"

Front facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap and shower attachment over, double glazed window, tiled walls and floor, chrome towel radiator

Separate WC

Low level wc. wall hung wash hand basin, double glazed window, tiled walls and floor

Shower

Shower cubicle with electric shower and tiled splash back, tiled floor, recessed spot lighting, extractor

Second Floor

Landing

Bedroom 6

14'5" max x 12'3" max

Rear facing, double glazed bay window, T fall roof in part, L shaped room

Room

27'6" x 8'11"

Front facing, two velux style windows, radiator

Externally

Externally there is a front courtyard garden and to the rear a yard providing off street parking

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

