



MICHAEL HODGSON

estate agents & chartered surveyors



## LILAC STREET, SUNDERLAND

£120,000

An immaculately presented 3 bedroomed terraced house that will not fail to impress all who view having been meticulously modernised and improved by the current owners situated on Lilac Street in South Hylton which offers an excellent location providing easy access to local shops, amenities, South Hylton Metro Station in addition to being within easy reach of Sunderland City Centre and the A19. The property itself benefits from contemporary decor, gas central heating, double glazing, a superb kitchen and bathroom suite and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom and to the First Floor 3 Bedrooms. Externally there is a rear yard with decking area and an artificial grass lawn. Viewing of this lovely home is unreservedly recommended to appreciate the property and location on offer.

Terraced House  
Living Room  
Stunning Property  
Superb Bathroom

3 Bedrooms  
Dining Room  
Viewing Advised  
EPC Rating: E



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### Entrance Hall

Alarm control panel, tiled floor, radiator, stairs to the first floor

### Living Room

12'9" x13'5"

The living room has a double glazed window, open brickwork fireplace with wood burning stove, radiator, opening to

### Dining Room

13'9" x 14'2"

Tiled floor, double glazed french doors leading to the rear elevation, radiator

### Kitchen

6'6" x 17'10"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, sink and drainer with mixer tap, electric oven, electric hob with extractor over, integrated fridge, freezer, double glazed window, radiator, door to the rear yard, tiled floor

### Bathroom

Modern white suite comprising low level wc, wall hung wash hand basin with mixer tap and tiled splash back, bath with rainfall shower over and an additional shower attachment, double glazed window, extractor, tiled floor, radiator

### First Floor

Landing, double glazed window to the rear elevation

### Bedroom 1

16'5" x 10'4"

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

### Bedroom 2

11'0" x 10'5"

Rear facing, double glazed window, radiator, ornate feature fireplace

### Bedroom 3

6'10" x 12'9"

Front facing, velux style window, radiator

### Externally

Externally there is a rear yard with decking area and an artificial grass lawn.

### 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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