



MICHAEL HODGSON

estate agents & chartered surveyors

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## FEATHERSTONE STREET, SUNDERLAND £257,950

We welcome to the market this immaculately presented 3 bed terraced house situated Featherstone Street in Roker that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property has undergone a comprehensive scheme of modernisation and improvements with a new kitchen, new bathroom suite, new floor coverings, contemporary decor, a re-wire, new central heating system, new windows and composite doors plus many extras of note. Featherstone Street boasts a superb location for easy access to Roker Park the sea front and its many beaches, bars, cafes and attractions as well as being within easy reach of Sunderland City Centre. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room / Dining Room, Kitchen, Bathroom and to the First Floor, 3 Bedrooms. Externally there is a front forecourt and rear yard accessed via an electric roller shutter in addition to two useful outside storage cupboards. There is NO ONWARD CHAIN INVOLVED with sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Terraced House

Living Room

New Kitchen

No Chain Involved

3 Bedrooms

Dining / Sitting Room

New Bathroom

EPC Rating: C



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## Entrance Vestibule

Tiled floor leading to :

## Inner Hall

Radiator, tiled floor, stairs to first floor, wood panelling with delft rack in part

## Living Room

16'6" to bay x 14'0"

The living room has a double glazed bay window to the front elevation, radiator

## Dining / Sitting Room

12'9" x 15'11"

A versatile room having a double glazed window to the rear elevation, radiator, wood burning stove, opening to:

## Kitchen

The kitchen has a new range of floor and wall units, tiled splashback, sink and drainer with mixer tap, double electric oven, gas hob with extractor over, three double glazed windows, door to the rear garden, integrated fridge, freezer and dishwasher, cupboard with wall mounted gas boiler, integrated washing machine.

## Bathroom

Modern white suite comprising low level WC and wash hand basin with tap set on a vanity unit, bath with rainfall style shower head over and additional shower attachment, radiator, double glazed window

## First Floor

Landing, double glazed window, radiator, loft access

## Bedroom 1

15'8" x 12'9"

Rear facing, double glazed window, radiator

## Bedroom 2

11'11" x 13'10"

Front facing, double glazed window, radiator

## Bedroom 3

10'5" x 7'0"

Front facing, double glazed window, radiator

## External

Externally there is a front forecourt and rear yard accessed via an electric roller shutter in addition to two useful outside storage cupboards.

## 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.

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