



MICHAEL HODGSON

estate agents & chartered surveyors



CORNING ROAD, SUNDERLAND

£165,000

AN IMMAACULATLY PRESENTED MODERN 3 BED, 3 STOREY TOWN HOUSE Situated on Corning Road on Alexandra Park which offers an excellent location providing easy access to the City Centre, local shops, schools and amenities as well as transport links to the A19. The property itself benefits from gas central heating, double glazing, contemporary décor and many extras of note. Internally the accommodation is arranged over 3 floors briefly comprises of: Entrance Hall, Reception Room / Study, WC, Kitchen / Dining Room and to the First Floor, Landing Living Room, Bedroom1 with En Suite and to the Second Floor, Landing, 2 Bedrooms and a Family Bathroom. Externally there is a front garden and block paved driveway for off street parking whilst to the rear is a lawned garden and paved patio area. No onward chain. Viewing of this lovely home is highly recommended.

Town House

3 Bedrooms

Over 3 Floors

Living Room

Kitchen / Dining Room

Bathroom & En Suite

No onward chain

EPC Rating: B



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Entrance Hall

The entrance hall has a laminate floor, stairs to the first floor

Reception Room

10'2" x 9'3"

A versatile room having a double glazed window, radiator, laminate floor

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, laminate floor, radiator

Kitchen / Dining Room

13'5" x 13'1"

The kitchen has a comprehensive range of floor and wall units, tiled splash backs, electric oven, gas hob with extractor over, laminate floor, double glazed window and double glazed French doors to the rear garden, stainless steel sink and drainer with mixer tap, plumbed for washer, cupboard with wall mounted gas boiler, recessed spot lighting, storage cupboard

First Floor

Landing

Living Room

9'5" x 12'11"

The living room has a double glazed window to the front elevation and double glazed French doors opening to a Juliet balcony

Bedroom 1

9'6" x 11'3"

Rear facing, radiator, recessed fitted wardrobe, double glazed window, double glazed French doors opening to a Juliet balcony

En Suite

White suite comprising low level wc, pedestal basin with mixer tap, part tiled walls, radiator, shower with tiled splash back

Second Floor

storage cupboard

Bedroom 2

12'5" x 10'4"

Front facing, two double glazed windows, radiator

Bedroom 3

11'3" max x 9'11" max

Rear facing, two double glazed windows, radiator, recessed fitted wardrobe.

Bathroom

White suite comprising low level wc, pedestal basin, part tiled walls, bath with mixer tap and shower attachment

Externally

Externally there is a front garden and block paved driveway for off street parking whilst to the rear is a lawned garden and paved patio area

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

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