



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

estate agents & chartered surveyors



EVELYN STREET, SUNDERLAND
£165,000

This superb 4 bed semi detached house must be viewed to be fully appreciated offering generous living accommodation boasting many period features and charm with a contemporary twist. The property is ideally located in Thornhill offering convenient and sought after location providing access to Sunderland City Centre, Royal Hospital and University as well as local shop and schools. The versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting Room, Breakfast / Dining Room, Kitchen, WC and to the First Floor, Landing, 4 Bedrooms, Bathroom and a Separate WC. Externally there is a front forecourt and a rear yard with gate leading to the side and access to the garage. Viewing of this lovely home is highly recommended.

Semi Detached House	4 Bedrooms
Living Room	Sitting Room
Dining / Breakfast Room	Kitchen
Garage	EPC Rating: D



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Entrance Vestibule

leading to:

Inner Hall

Radiator, Delft rack, stairs to first floor

Living Room

17'1" to bay x 17'5"

The Living Room has a double glazed bay window to the front elevation, two radiators, feature fireplace with gas fire, ornate ceiling with ceiling rose

Sitting Room

15'5" x 14'0"

The sitting room has double glazed French doors leading to the rear yard, radiator, feature fireplace with gas fire, coving to ceiling, ceiling rose

WC

Low level wc, wash hand basin with mixer tap, extractor, double glazed window, part tiled walls

Breakfast / Dining Room

10'1" x 13'6"

Double glazed window to the side elevation, laminate floor, wall mounted gas central heating boiler, radiator, glazed french doors leading to the:

Kitchen

11'7" x 9'11"

The Kitchen has a comprehensive range of floor and wall units, space for a free standing American style fridge freezer, double glazed window, sink and drainer with mixer tap, plumbed for washer and dryer, wine rack, vaulted ceiling with skylight, recessed spot lighting, laminate floor, electric hob with extractor over

First Floor

Landing, storage cupboard

Bedroom One

13'3" x 13'8"

Front facing, two double glazed windows, storage cupboard and a fitted wardrobe to one alcove, radiator

Bedroom Two

16'6" x 13'11"

Rear facing, double glazed window, radiator, laminate floor

Bedroom Three

10'0" x 8'5"

Front facing, double glazed window, radiator

Bedroom Four

10'1" x 6'8"

Rear facing, double glazed window, radiator

Bathroom

Bath with Rainfall style shower over and an additional shower attachment, wash hand basin with mixer tap set on a vanity unit, double glazed window, tiled walls and floor, extractor, radiator

WC

Low level wc, double glazed window, part tiled walls, tiled floor

External

Externally there is a front forecourt and a rear yard with gate leading to the side and access to the garage

Garage

Accessed via and up and over garage door

MORTGAGE ADVICE

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FREE VALUATIONS

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purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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