



MICHAEL HODGSON

estate agents & chartered surveyors

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## ALSTON CRESCENT, SUNDERLAND

£235,000

An impressive 3 bed semi detached house situated in a highly sought after location on Alston Crescent commanding an excellent location for easy access to Seaburn Metro Station, Sea Road, the sea front and its many beaches, cafes, shops and amenities as well as transport links to Sunderland City Centre and beyond. The property offers a lovely family home benefiting from stylish decor, a superb kitchen, fantastic bathroom suite and living space briefly comprising of: Entrance Porch, Inner Hall, Living / Dining Room, Kitchen whilst to the First Floor there is a Landing, 3 Bedrooms and a Bathroom. Externally there is a front gravelled garden and block paved driveway leading to the house and garage whilst to the rear a lovely garden that has a paved patio, artificial grass lawn and decking area to the rear of the garden all of which enjoy a lovely aspect to the rear Viewing of this lovely home is highly recommended to fully appreciate the property and location on offer.

Semi Detached House  
Living / Dining Room  
Garage & Gardens  
Freehold | Council Tax  
Band:

3 Bedrooms  
Immaculate Property  
Viewing Advised  
EPC Rating:



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### Entrance Porch

wood strip floor, double glazed window, leading to:

### Inner Hall

The inner hall has a wood strip floor, storage cupboard, radiator, feature exposed brick wall

### Living Room / Dining Room

25'1" to bay x 11'7" max

The living room / dining room spans the full depth of the house having a double glazed bay window to the front elevation, double glazed box bay window to the rear elevation with fitted window seat, wood strip floor, two radiators, fitted storage cupboard and shelving to one alcove, fireplace with multi fuel stove set on a tiled heart

### Kitchen

9'8" max x 15'7" max

The kitchen has a range of floor and wall units, granite worktops, 5 ring gas hob with extractor over, double electric oven, radiator, two double glazed windows and a double glazed door leading to the rear garden, wood strip floor, integrated wine cooler, fridge, freezer, dishwasher, door to the garage

### First Floor

Landing, double glazed window to the side elevation, loft access, feature exposed brick wall, cupboard with wall mounted gas boiler

### Bedroom 1

14'7" to bay x 8'8"

Front facing, double glazed bay window, full range of mirror fronted fitted wardrobes, radiator with cover

### Bedroom 2

10'4" x 10'4"

Rear facing, double glazed window, radiator

### Bedroom 3

6'9" max x 9'1" max

Front facing, double glazed window, radiator

### Bathroom

White suite comprising low level WC, wash hand basin, roll top style bath with claw feet having a rainfall style shower over and additional shower attachment, part tiled walls, radiator, extractor

### External

Externally there is a front gravelled garden and block paved driveway leading to the house and garage whilst to the rear a lovely garden that has a paved patio, artificial grass lawn and decking area to the rear of the garden all of which enjoy a lovely aspect to the rear

### Garage

18'4" max x 7'2"

accessed via an up and over garage door, vaulted ceiling. There is a range of floor and wall units, plumbed for washer and dryer

### 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.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band C

# M I C H A E L   H O D G S O N

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