MICHAEL HODGSON

estate agents & chartered surveyors

IVANHOE CRESCENT, SUNDERLAND
£185,000

This superb 4 bedroom mid terraced house is located on Ivanhoe Crescent in the desirable Thornhill area of Sunderland offering a highly regarded and sought after location providing easy access to Sunderland City Centre, the University, the Royal Hospital, and a variety of local schools and amenities, making it an ideal choice for families and professionals alike and must be viewed to be fully appreciated.

The well presented living space will not fail to impress and is a credit to the current owners. Upon entering, you are welcomed by an Entrance Vestibule that leads into a spacious Inner Hall. The ground floor features a comfortable Living Room, Sittin g Room or Dining Room (currently used as a ground floor bedroom), Kitchen / Dining Room, Utility Area and WC. To the first floor, you will find 4 Bedrooms and Bathroom and WC. Externally there is a front forecourt and a rear courtyard having an artificial grass lawn which is accessed via an electric roller shutter providing off street parking.

This terraced house presents a wonderful opportunity for those seeking a spacious family home in a well-connected area. We highly recommend viewing this property to fully appreciate the generous accommodation it offers.

Terraced House	4 Bedrooms
Living Room	Dining / Sitting Room
Kitcen / Dining Room	Ground & First Floor WC
Superb Property	EPC Rating: TBC

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Entrance Vestibule
Leading to the inner hall

Inner Hall
Radiator with cover, stairs to the first floor.

Living Room
16'6" x max 16'6" max
The living room has a double glazed bay window to the front elevation, feature fire with gas fire, radiator with cover, coving to ceiling.

Dining Room/Sitting Room
13'7" x 14'9"
Two double glazed window, radiator with cover.

Kitchen/Dining Room
22'11" x 9'10"
The kitchen has a range of floor and wall units, integrated fridge freezer, two electric ovens, sink and drainer with mixer tap, radiator, gas hob with extractor over, bi folding doors opening to the side court yard.

Utility Area
Double glazed window, plumbed for washer and dryer, access to WC.

WC
Low level WC, tiled floor, radiator.

First Floor
Landing, storage cupboards.

Bedroom 1
16'8" to bay x 13'0" max
Front facing, double glazed bay window, radiator with cover, storage cupboard, fireplace, walk in wardrobe/storage cupboard.

Bedroom 2
13'5" max x 13'8" max
Rear facing, double glazed window, radiator, fireplace, range of fitted wardrobes.

Bedroom 3
10'9" x 9'4"
Double glazed window, radiator, ornate feature fire.

Bedroom 4
8'0" x 10'9"
Front facing, double glazed window, radiator, laminate floor.

Bathroom
White suite comprising of a pedestal basin with mixer tap, tiled floor, bath with mixer tap and rainfall style shower over with an additional shower attachment, recessed pot lighting, double glazed window.

WC
Low level WC, double glazed window

Externally
Externally there is a front forecourt and a rear courtyard having an artificial grass lawn which is accessed via an electric roller shutter providing off street parking.

COUNCIL TAX
The Council Tax Band is Band B.

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

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