



MICHAEL HODGSON

estate agents & chartered surveyors

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# SANDRINGHAM CRESCENT, SUNDERLAND

Offers Over £220,000

NO ONWARD CHAIN. This 3 bedroom semi detached house is situated in the popular area of East Herrington being close to local schools, shops, amenities and road links to the A19 & Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Dining Room and to the First Floor 3 Bedrooms & Bathroom. Externally there is a front garden with lawn, driveway leading to the garage and steps to the house whilst to the rear of the property there is a lawned garden with patio area, graveled borders, shed and outhouse. Viewing of this property is highly recommended.

- |                       |                     |
|-----------------------|---------------------|
| No Onward Chain       | Semi Detached House |
| 3 Bedroom             | Living Room         |
| Kitchen & Dining Room | Garage              |
| Front & Rear Garden   | EPC Rating D        |



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### Entrance Hall

Radiator, stairs to first floor

### Living Room

16'9" x 14'11" to bay

The Living room has a double glazed bay window, storage cupboard with wall mounted gas central heating boiler, feature fireplace with gas fire, radiator.

### Kitchen/Dining Room

20'0" max x 9'8" max

The Kitchen has a range of floor and wall units, two double glazed windows, tiled floor, radiator, integrated oven, electric hob with extractor over, sink and drainer with mixer tap with splashback, central island with storage under, granite worktops, integrated fridge freezer, dishwasher and microwave

### First Floor

Landing, radiator, double glazed window

### Bathroom

Low level wc, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, shower, tiled walls and floor, double glazed window, tiled walls and floor

### Bedroom One

12'10" x 6'2"

Double glazed window, radiator, fitted wardrobes with matching drawers and storage above the bed

### Bedroom Two

8'5" x 12'11"

Double glazed window, radiator, fitted wardrobes with matching drawers and storage above the bed

### Bedroom Three

10'11" x 8'7"

Double glazed window, radiator

### External

Externally there is a front garden with lawn, driveway leading to the garage and steps to the house whilst to the rear of the property there is a lawned garden with patio area, graveled borders, shed and outhouse.

### Garage

Detached garage accessed via an up and over garage door

### 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.

### 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

# M I C H A E L   H O D G S O N

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