



MICHAEL HODGSON

estate agents & chartered surveyors

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GENERAL GRAHAM STREET, SUNDERLAND £164,950

We are delighted to welcome to the market this immaculately presented 3 mid terraced terrace house that will not fail to impress all who view and must be viewed to be fully appreciated. Situated on General Graham Street the property is ideally situated to provide convenient access to Chester Road and its many shops and amenities, Sunderland royal Hospital and the City Centre. Internally the stylish decor is likely to appeal to a wide variety of purchasers with the generous yet verile living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, WC and to the First Floor, Landing, 3 Bedrooms and a Bathrooms. Externally there is a front forecourt and a rear yard. Viewing of this stunning home is highly recommended.

Terraced House

3 Bedrooms

Living Room

Dining Room

Kitchen & Ground Floor
WC

Bathroom

Lovely Property

EPC Rating: TBC



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Entrance Hall
the entrance hall has a radiator, stairs to the first floor.

Living Room
15'0" x 15'11"
The living room has a bay window with 3 double glazed windows to the front elevation 2 radiators, coving to ceiling, brick fireplace with tiled hearth.

Dining Room
13'10" x 11'1"
Rear facing dining room having a double glazed window, inset shelving to the 2 alcoves, radiator.

Kitchen
7'2" x 17'3"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, 2 double glazed windows, double oven, electric oven, door to the rear yard, integrated washing machine, dishwasher and fridge freezer

WC
Low level WC, radiator, wash hand basin with mixer tap sat on a vanity unit.

First Floor
Landing.

Bathroom
White suite comprising of a low level WC, chrome towel radiator, shower with tiled splashback and rainfall style shower head, freestanding roll top bath with mixer tap, double wash hand basin with mixer taps sat on a vanity unit, double glazed window, recessed spot lighting.

Bedroom 1
10'8" x 13'9"
Front facing, double glazed window radiator, ornate feature fire.

Bedroom 2
13'8" x 11'6"
Rear facing, double glazed window, radiator.

Bedroom 3
10'2" x 6'10"
Front facing, double glazed window, radiator.

Externally
Externally there is a front forecourt and a rear yard.

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

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

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