



MICHAEL HODGSON

estate agents & chartered surveyors

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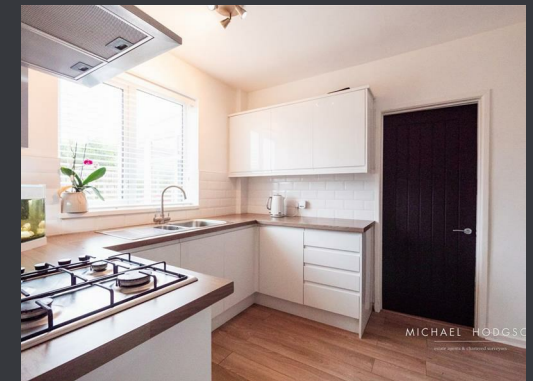
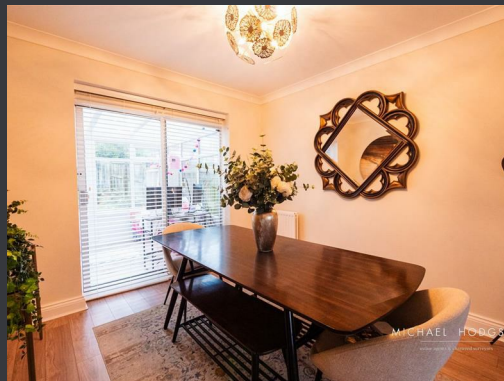
## CARLTON CRESCENT, SUNDERLAND

Offers Over £210,000

This immaculately presented 3 bed semi detached house is situated on Carlton Crescent in the popular area of East Herrington boasting easy access to local schools, shops and amenities and well as having good road links to Doxford International, Sunderland City Centre and the A19. The property itself will not fail to impress all who view as it benefits from contemporary décor and a superb kitchen plus many extras of note. Internally the accommodation briefly comprises of Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front garden and driveway whilst to the rear there is a garden with patio area and lawn. Viewing of this lovely family home is highly recommended to appreciate the space, home and ad location on offer.

Semi Detached House  
Living Room  
Conservatory  
Viewing Advised

3 Bedrooms  
Dining Room  
Garage & Garden  
EPC Rating: C



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### Entrance Hall

Laminate floor, radiator, stairs to first floor

### Living Room

13'2" x 12'4"

The Living Room has a double glazed window to the front elevation, feature fireplace with gas fire, double radiator, laminate floor, opening to:

### Dining Room

9'11" x 10'8"

Laminate floor, double radiator, double glazed patio door to the conservatory

### Conservatory

9'3" x 7'10"

Range of double glazed windows, laminate floor, double glazed door to the garden

### Kitchen

The Kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, laminate floor, double radiator, cupboard with wall mounted gas central heating boiler

### Utility

8'5" x 5'0"

Floor units, plumbed for washing machine and dryer, laminate floor, double glazed window, door to the rear garage and garden

### First Floor

Landing, double glazed window, storage cupboard

### Bedroom One

12'10" x 10'11"

Front facing, double glazed window, radiator, laminate floor

### Bedroom Two

11'2" x 11'0"

Rear facing, double glazed window, radiator, laminate floor

### Bedroom Three

9'10" x 7'8"

Front facing, double glazed window, radiator, storage

### Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with electric shower over, double glazed window, radiator, tiled floor

### External

Externally there is a front garden and driveway whilst to the rear there is a garden with patio area and lawn

### Garage

Single garage accessed via and up and over garage

### 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.

# M I C H A E L   H O D G S O N

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