

MICHAEL HODGSON

estate agents & chartered surveyors



GAYHURST CRESCENT, SUNDERLAND
£170,000

This 3 bedroomed semi detached house is likely to appeal to a variety of purchasers situated on Bathurst Crescent in the sough after area of Mil Hill which is close to local amenities, Doxford Shopping Centre, Doxford International Business Park and road links to the A19 and Sunderland City Centre. The property benefits from contemporary decor and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility / Lean To and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a garden with lawn area and patio area. Viewing of this lovely property is highly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Garage & Gardens
- Viewing Advised
- Lovely Property
- EPC Rating: C









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Entrance Hall
Laminate floor, stairs to the first floor, storage cupboard, radiator.

Living Room
11'7" x 14'10"
The living room has a double glazed bay window to the front elevation, laminate floor, radiator.

Kitchen / Dining Room
11'0" max x 17'7" max
The kitchen has a range of floor and wall units, sink and drainer with mixer tap, wine rack, integrated dishwasher, plumbed for washing machine, double oven, gas hob with extractor over, double glazed window, laminate floor, radiator, double glazed French doors to the rear garden.

Utility / Lean To
15'8" max x 9'0" max
Double glazed door to the garden, door to the garage.

First Floor
Landing, loft access, double glazed window, storage cupboard.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, bath with shower over, chrome towel radiator.

Bedroom 1
17'3" x 13'0" max
Front facing, double glazed window, radiator, range of fitted wardrobes.

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

Bedroom 3
7'10" max x 9'11" max
front facing, double glazed window, radiator, storage cupboard.

Externally
Externally there is a front garden and block paved driveway leading to the house and garage and to the rear is a garden with lawn area and patio area.

Garage
Accessed via an electric roller shutter, wall mounted gas central heating boiler.

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

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