



MICHAEL HODGSON

estate agents & chartered surveyors

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## NEWLANDS AVENUE, SUNDERLAND £245,000

This superb 2 / 3 bed roomed semi detached "dutch style" bungalow situated on the much sought after Newlands Avenue which is just off Queen Alexandra Road commanding excellent access to local shops, schools and amenities as well as transport links to Sunderland City Centre and beyond. The property enjoys contemporary decor, shower room and bathroom, a superb kitchen with integrated appliances and granite worktops, gas central heating and versatile, yet generous, living accommodation briefly comprising of: Entrance Hall, Living Room / Dining Room, Sitting Room / 3rd Bedroom, Kitchen / Breakfast Room, WC, First Floor, Landing and 2 Bedrooms and a Bathroom. Externally there is a front garden, side driveway leading to the garage and to the rear garden with a paved patio area and lawn. Viewing of this lovely property is highly recommended to appreciate the space, home and location on offer.

Semi Detached Bungalow

2 / 3 Bedrooms

Living Room / Dining Room

Sitting Room or Ground Floor 3rd Bedroom

Kitchen / Breakfast Room

Garage & Gardens

Leasehold | Council Tax Band:

EPC Rating: D

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### Entrance Hall

The entrance hall has a Laminate floor, radiator, stairs to the first floor, cupboard under the stairs, double glazed window.

### Living Room/ Dining Room

28'7" x 12'0"

The living room/ dining room spans the full depth of the house having a double glazed window to the front elevation, laminate floor, 2 radiators, double glazed bay window to the rear elevation incorporating a double glazed door leading to the garden.

### Sitting Room / Ground Floor 3rd Bedroom

13'0" x 13'9"

A versatile room that is currently used as a sitting room but could be used as a ground floor 3rd Bedroom Having a double glazed bay window to the front elevation and a double glazed window to the side elevation, radiator, laminate flooring, fireplace.

### Kitchen / Breakfast Room

19'3" x 12'10"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed windows, radiator, large double glazed windows with double glazed door to the garden, electric oven, electric hob and extractor over, plumbed for a washing machine, recess spot lighting

### WC

Low level WC, wall hung wash hand basin with mixer tap and tiled splashback, radiator, chrome towel radiator, double glazed window, storage cupboard

### First Floor

landing

### Bathroom

White suite comprising of a low level WC and hand wash basin with mixer tap set on a vanity unit, bath with shower, double glazed window, towel radiator and an additional radiator.

### Bedroom 1

20'8" max x 10'2" max

double glazed window to the front and rear elevation, ornate feature fireplace, radiator

### Bedroom 2

10'11" x 11'1"

Front facing, radiator,

### Externally

Externally there is a front garden, side driveway leading to the garage and to the rear garden with a paved patio area and lawn

### Garage

Single garage

### TENURE

We are advised by the Vendors that the property is Leasehold and held for a term of 999 years from 13th May 1939. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band D

# M I C H A E L   H O D G S O N

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