



MICHAEL HODGSON

estate agents & chartered surveyors

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ST. NICHOLAS AVENUE, SUNDERLAND
£220,000

This 2 bed semi detached bungalow is situated in St Nicholas Avenue which is located just off Crosslea Avenue and Queen Alexandra Road offering a superb location providing easy access to local shops, schools and amenities we well as both Sunderland City Centre and the A19 within driving distance. The property internally is in need of some modernisation and briefly comprises of: Entrance Hall, Living Room, Sitting Room, Conservatory, Kitchen, 2 Bedrooms and a Bathroom. Externally there is a front garden, side driveway leading to the garage and to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

- | | |
|------------------------|-----------------|
| Semi Detached Bungalow | 2 Bedrooms |
| Living Room | Sitting Room |
| Conservatory | Kitchen |
| No Chain Involved | EPC Rating: TBC |

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Entrance Hall

the entrance hall has a Delft rack, radiator, loft access.

Living Room

13'1" x 16'3" to the bay

The double glazed bay window to the front elevation, feature fireplace with gas fire double radiator.

Dining Room/Sitting Room

18'10" to the bay x 13'0"

Rear facing, bay window, radiator under bay, feature fire with gas fire.

Conservatory

16'10" x 6'7"

Range of double glazed windows, double glazed door to the garden, tiled floor.

Bedroom 1

13'4" x 11'11"

Front facing, double glazed window, radiator

Bedroom 2

13'11" to the bay x 9'8"

Rear facing, double glazed bay window, range of mirrored fitted wardrobes, radiator in the bay.

Kitchen

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, radiator, gas hob, double glazed window, integrated fridge and freezer, tiled floor

Bathroom

Suite comprising of a low level WC, pedestal basin, shower cubicle, double glazed window, bath with mixer tap and shower attachment.

Externally

Externally there is a front garden, side driveway leading to the garage and to the rear is a lawned garden.

Garage

Single Garage

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 23/11/1937 with a ground rent of £5.5s.0d. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

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

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