



MICHAEL HODGSON

estate agents & chartered surveyors

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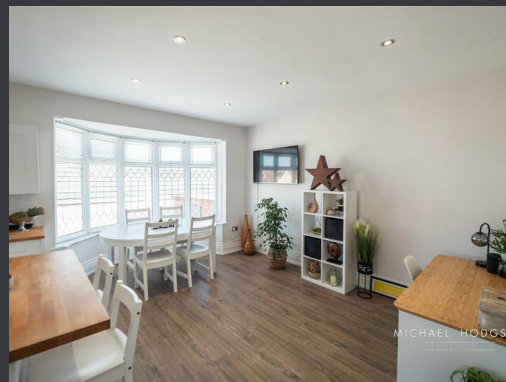


## ST. NICHOLAS AVENUE, SUNDERLAND £249,950

This superb 2 bed semi detached bungalow will not fail to impress all who view being located on St Nicholas Avenue which is just off Queen Alexandra Road and Crosslea Avenue being set within a highly sought after location offering easy access to shops, schools and amenities as well as being within easy reach of the city centre. The versatile living space briefly comprises of: Entrance Hall, Sitting Room, Kitchen / Dining Room, 2 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front gravelled garden, lovely side patio area, driveway for off street parking and to the rear a courtyard and a useful garden shed. Viewing of this fantastic home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow  
Sitting Room  
Lovely Property  
Gardens & Driveway  
Parking

2 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: D



## ST. NICHOLAS AVENUE, SUNDERLAND

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### Entrance Hall

The entrance hall has a laminate floor, wood panelling in part, radiator, Delft rack.

### Sitting Room

18'0" to the bay x 19'7"

The sitting room has a double glazed bay window, radiator.

### Kitchen/Breakfast / Dining Room

17'1" x 19'5"

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heated boiler, 2 double glazed windows, double glazed bay window, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, central island with breakfast bar, radiator, laminate floor.

### Bedroom 1

13'7" x 10'6"

Double glazed bay window, radiator,

### Bedroom 2

12'11" x 11'9"

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath, 2 double glazed windows, chrome towel radiator, corner shower with rainfall style shower head and tiled splashback.

### Externally

Externally the property is set on a corner plot having a front gravelled garden, lovely side patio area, driveway for off street parking and to the rear a courtyard and a useful garden shed.

### COUNCIL TAX

The Council Tax Band is Band C

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 23rd November 1935. 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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