



MICHAEL HODGSON

estate agents & chartered surveyors

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## QUEENS AVENUE, SUNDERLAND £375,000

We are delighted to welcome to the market this fantastic 3 bed semi detached house that commands an exceptional and much sought after location on Queens Avenue in Seaburn being within walking distance of the sea front and its beaches, amenities, shops, stunning coastline, bars and cafes. The property has been improved and modernised by the current owners offering contemporary and stylish decor, modern bathroom suite, superb kitchen and many extras of note. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast / Family Room, Utility Area, WC and to the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front lawn garden and block paved driveway leading to the house and garage and to the rear is a garden with raised borders, lawn and gravelled patio area in addition to a useful storage cupboard. Viewing of this exceptional family home is unreservedly recommended to fully appreciate the home and location on offer.

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### Entrance Hall

The entrance hall has a tiled floor, bespoke fitted storage units, below the staircase, radiator, Delft rack

### Living Room

13'5" x 14'6" to bay

The living room has a double glazed bay window to the front elevation, fireplace with electric stove style fire, exposed brick work to the 2 alcoves and two fitted storage units.

### Kitchen / Breakfast / Family Room

17'3" max x 20'4" max

An open plan kitchen / breakfast / Family room having a tiled floor, large double glazed picture window to the rear elevation, double glazed French doors to the garden.

The kitchen has a range of floor and wall units, quartz worktops with matching splash backs, electric oven, integrated microwave with warming drawer, sink with mixer tap, integrated dishwasher and fridge, central breakfast island with quartz worktops, breakfast bar, induction hob with inset extractor, recessed spot lighting and inset speakers to the ceiling.

### Utility Area

Plumbed for washer, door to the garden and garage.

### WC

Low level WC, double glazed window.

### First Floor

Landing, double glazed window.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, freestanding bath with mixer tap and shower attachment, tiled floor, double glazed window, corner shower cubicle, loft access, cupboard with wall mounted gas central heated boiler.

### Bedroom 1

16'0" max x 12'0" max

Front facing, double glazed bay window, radiator storage cupboard.

### Bedroom 2

16'4" max x 12'2" max

Rear facing, double glazed window, laminate floor.

### Bedroom 3

8'0" x 7'8"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front lawned garden and block paved driveway leading to the house and garage and to the rear is a garden with raised borders, lawn and gravelled patio area in addition to a useful storage cupboard.

### Garage

Accessed via an electric roller shutter.

### 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 1st August 1902. 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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