



MICHAEL HODGSON

estate agents & chartered surveyors

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## NILVERTON AVENUE, SUNDERLAND £285,000

We are delighted to welcome to the market this superb 3 bed semi detached house situated on Nilverton Avenue just off The Cedars in Ashbrooke boasting an unrivalled location providing convenient access to local schools, amenities in addition to Sunderland City Centre being only a short car journey. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Dining Room and to the first floor 3 Bedrooms and Bathroom. Externally the property has a front driveway providing off street parking whilst to the rear the property enjoys a lovely garden with lawn and patio. Viewing of this lovely home is highly recommended.

Semi Detached House  
Living Room  
Garage  
Viewing Advised

3 Bedrooms  
Kitchen/ Dining Room  
Front & Rear Garden  
EPC Rating: D



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### Entrance Hall

Tiled floor, stairs to the first floor, radiator, cupboard under stairs with wall mounted gas central heating boiler.

### Living Room

14'1" to bay x 11'6"

The living room has a front facing double glazed bay window, radiator.

### Kitchen/ Dining Room

30'5" max x 12'7" max

The kitchen/ dining room has a comprehensive range of floor and wall units with granite worktops, sink with mixer tap, integrated electric oven, integrated dishwasher, fridge/freezer and washing machine, breakfast island with granite worktops and storage under, induction hob, two radiators, recessed spot lighting, Bi folding door to the rear garden, double glazed window, door to the garage.

### First Floor

Landing, double glazed window to side elevation, loft access.

### Bedroom 1

10'7" x 15'3" to bay

Front facing bedroom with double glazed window window, radiator and fitted wardrobes.

### Bedroom 2

12'7" x 10'8"

Double glazed window, radiator, rear facing.

### Bedroom 3

7'10" x 7'6"

Front facing, double glazed window, radiator.

### Bathroom

Luxury white suite comprising low level wc, wash hand basin on vanity unit, free standing bath with shower attachment, chrome towel radiator, shower with rainfall style shower head, double glazed window, recessed spot lighting.

### Garage

attached single garage

### Externally

Externally the property has a front driveway providing off street parking whilst to the rear the property enjoys a lovely garden with lawn and patio.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### COUNCIL TAX

The Council Tax Band is Band

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1934 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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