



MICHAEL HODGSON

estate agents & chartered surveyors

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## ACKLAM AVENUE, SUNDERLAND £184,999

A superb 3 bedroom semi detached house that has undergone a scheme of modernisation and improvement that must be viewed to be fully appreciated. The property is located on Acklam Avenue in Grangetown offering a much sought after and convenient location providing access to Grangetown centre and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself benefits from a superb kitchen, a modern bathroom, contemporary décor, plus many extras of note. The stylish accommodation briefly comprises Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden. There is **NO ONWARD CHAIN INVOLVED**. Viewing of this lovely home is highly recommended to fully appreciate the stunning property on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

No Chain Involved

Lovely Property

Viewing Advised

EPC Rating: D



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### Entrance Vestibule

Leading to:

### Inner Hall

Radiator, cupboard under stairs, stairs to the first floor

### Living Room

11'4" x 13'9"

The living room has a large double glazed window to the front elevation, radiator, provision for a wall mounted TV

### Kitchen / Breakfast Room

23'10" x 8'11"

The kitchen has a comprehensive range of floor and wall units, integrated washing machine, fridge, freezer, microwave, electric oven, hob with extractor over, sink and drainer with mixer tap, double glazed window, radiator, double glazed French Doors opening to the rear garden

### First Floor

Landing, double glazed window, cupboard with wall mounted gas boiler

### Bedroom 1

11'4" x 12'9"

Front facing, double glazed window, radiator

### Bedroom 2

10'0" x 11'5"

Rear facing, double glazed window, radiator, recessed wardrobe

### Bedroom 3

12'0" x 7'3"

Front facing, double glazed window, radiator

### Bathroom

white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, two double glazed windows, towel radiator, recessed spot lighting, extractor, bath with mixer tap and shower attachment over

### Externally

Externally there is a front garden and driveway leading to the house and garage whilst to the rear is a lawned garden

### Garage

Single garage accessed via an up and over garage door

### 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 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 January 1961. 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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