



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

VICTORIA AVENUE, SUNDERLAND

£435,000

Undoubtedly one of the finest examples of its type we are delighted to welcome to the market this exquisite 6 bed, three-storey semi detached house commanding an exceptional location on the much sought after and highly desirable Victoria Avenue in Grangetown that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The property has been improved and modernised by the current owners to an exacting standard offering a discerning purchaser a contemporary and stylish home of considerable charm and character benefiting from generous yet versatile living accommodation that is arranged over three floors briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, Shower Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom whilst to the Second Floor there are 2 further Bedrooms. Externally there is a front garden and block paved driveway whilst to the rear there is a superb garden boasting a paved patio, generous lawn, well stocked borders with plants trees and shrubs in addition to a lovely decking area to the rear of the garden. There is the additional benefit of an outside store room. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

6 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

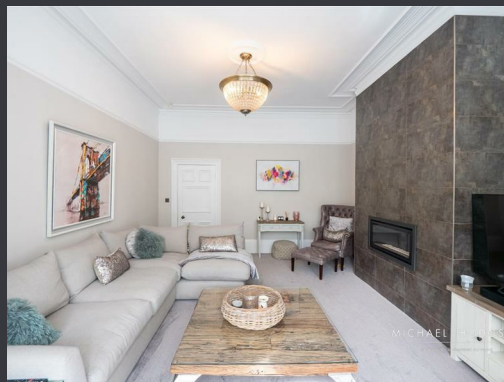
Bathroom & Shower Room

Stunning Property

EPC Rating: E



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

VICTORIA AVENUE, SUNDERLAND

£435,000

Entrance Porch

The entrance porch has a mosaic tiled floor, two double glazed windows, leading to:

Inner Hall

Stained glass window to the side elevation, laminate floor with underfloor heating

Living Room

20'2" x 14'7"

The Living Room has a double glazed box bay window to the front elevation with two window seats, modern inset gas fire, under floor heating.

Dining Room

19'10" x 12'9"

The Dining Room has double glazed French doors leading the rear garden, laminate floor with underfloor heating, modern inset gas fire

Kitchen/Breakfast Room

10'0" x 15'4"

The Kitchen has a comprehensive range of floor and wall units, tiled floor, corrian worktops, gas hob, electric oven, integrated dishwasher, fridge, microwave, sink with mixer tap, double glazed window, recessed spot lighting, breakfasting island with gas hob and breakfast bar.

Utility

10'9" x 5'0"

Floor and wall units, tiled floor, radiator, door to the rear garden, access to the shower room.

Shower Room

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with Rainfall style showerhead and an additional shower attachment, two double glazed windows, tiled wall and floor, radiator extractor, recessed spot lighting

First Floor

Landing, vellum style window, storage cupboard

Bedroom One

14'11" x 16'5"

Front facing, three double glazed windows, ornate feature fireplace, radiator

Bedroom Two

10'0" x 16'6"

Rear facing, glazed windows, radiator

Bedroom Three

8'4" x 10'9"

Front facing, double glazed window, laminate floor, radiator

Bedroom Four

9'11" x 8'0"

Rear facing, double glazed window, radiator, laminate floor, range of fitted wardrobes

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, modern bath with mixer tap and shower attachment, electric chrome towel radiator, shower with Rainfall style shower head, double glazed window, tiled walls and floor, recessed spot lighting

Second Floor

Landing, double glazed window, storage under eaves, access to the Loft Space

Bedroom Five

11'6" x 6'10"

Side facing, double glazed window, radiator, laminate floor

Bedroom Six

8'10" x 13'5"

Rear facing, double glazed window, double radiator, laminate floor

Loft Space

Velux style window, t-fall roof in part, recessed spot lighting

External

Externally there is a front garden and block paved driveway whilst to the rear there is a superb garden boasting a paved patio, generous lawn, well stocked borders with plants trees and shrubs in addition to a lovely decking area to the rear of the garden. There is the additional benefit of an outside store room.

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

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

