



MICHAEL HODGSON

estate agents & chartered surveyors

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DENHAM AVENUE, SUNDERLAND

£140,000

IN NEED OF MODERNISATION - This 2 bed semi detached house is located on Denham Avenue in the highly regarded Seaburn area of Sunderland which is well placed for access to excellent local amenities including the sea front, schools, shopping facilities on Sea Road and the Metro system. The property is in need of a full scheme of modernisation and improvement and must be viewed to be fully appreciated. The living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen, Rear Porch and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway leading to the house and garage and rear garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised to appreciate the works and the potential on offer.

- Semi Detached House
- Living Room
- Kitchen
- Freehold | Council Tax Band: B
- 2 Bedrooms
- Dining Room
- Garage & Gardens



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Entrance Porch
Double glazed window, tiled floor

Inner Hall
Stairs to the first floor

Living Room
12'1" max x 15'1" max
Radiator in bay

Dining Room
13'10" x 8'0"
Radiator, double glazed French doors to the conservatory

Kitchen
8'0" x 7'6"
Range of floor and wall units, double glazed window

Rear Porch
5'5" x 6'7"
Range of double glazed windows, double glazed door to the garden

First Floor
Landing, double glazed window

Bathroom
Low level wc, pedestal basin, bath

Bedroom 1
12'7" x 15'3"
Front facing, double glazed window, radiator

Bedroom 2
8'8" x 10'2"
Rear facing, double glazed window, radiator

Externally
Externally there is a front garden and block paved driveway leading to the house and garage and rear garden

Garage
Attached Garage

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 B

TENURE
We are advised by the Vendors that the property is Freehold. 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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