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BROOMSHIELDS AVENUE, SUNDERLAND £275,000

This superb 3 bed semi detached house will not fail to impress all who view being situated on the cul-de-sac of Broomshields Avenue in Fulwell commanding a much sought after location providing convenient access to excellent transport links, Sunderland City Centre, Seaburn Metro Station and well respected schools, shops and amenities. The versatile living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway providing off street parking whilst to the rear is a lovely garden enjoying an open aspect having a decking area, paved patio, lawn and in addition to a second decking area to the rear of the garden and a garden room that has been used as a home office. Viewing of this lovely home is unreservedly recommended.

Semi Detached House
Living Room
Garage & Gardens
Viewing Advised

3 Bedrooms
Dining Room
Lovely Property
EPC Rating:



BROOMSHIELDS AVENUE, SUNDERLAND
£275,000

Entrance Hall
The entrance hall has a tiled floor, stairs to the first floor, cupboard under the stairs.

Dining Room
13'2" x 13'3" to the bay
Front facing reception room currently used as a dining room having a double glazed bay window, with plantation shutters, radiator, feature fireplace with gas fire.

Living Room
13'1" x 13'8" to the bay
The living room has a double glazed bay window to the rear elevation, radiator.

Kitchen
18'8" max x 6'1" max
The kitchen has a range of floor and wall units, gas hob with extractor over, stainless steel sink and drainer with mixer tap, 2 double glazed windows, recessed spot lighting, tiled floor, radiator, double glazed window to the garden, integrated dish washer.

First Floor
Landing, double glazed window with plantation shutter to the side elevation, loft access.

Bedroom 1
13'11" to the bay x 11'11" max
Rear facing, double glazed bay window, cupboard with wall mounted gas central heated boiler, radiator.

Bedroom 2
12'10" max x 13'8" max
Front facing, double glazed bay window with planation shutters, radiator.

Bedroom 3
7'5" x 5'6"
Front facing, double glazed window with plantation shutters, full range of fitted wardrobes.

Bathroom
White suite comprising of a low level WC and a wash hand basin with mixer tap sat on a vanity unit, shower cubicle with rainfall style shower head and an additional shower attachment, 2 double glazed windows, chrome towel radiators, tiled floor, bath with mixer tap.

Loft
Accessed via ladders on the landing, Velux style window, radiator.

Externally
Externally there is a front block paved driveway providing off street parking whilst to the rear is a lovely garden enjoying an open aspect having a decking area, paved patio, lawn and in addition to a second decking area to the rear of the garden and a garden room that has been used as a home office.

Garage
11'5" max x 20'10" max
Accessed via an electric shutter and to the rear is plumbed for a washer and dryer.

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 June 1938. 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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

