



MICHAEL HODGSON

estate agents & chartered surveyors

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## LOUGHBOROUGH AVENUE, SUNDERLAND

### £295,000

We are delighted to welcome to the market this stunning bespoke architecturally designed 2 bed detached home that will not fail to impress all who view. Situated in an elevated position on Loughborough Avenue the property commands a much sought after and highly regarded location offering excellent transport links, access to shops, schools and amenities. The property itself has been meticulously built to a superb standard incorporating an excellent kitchen with integrated appliances, modern shower room, solar panels to the rear roof coverings and many extras of note. The internal living space briefly comprises of: Entrance Hall, WC, Living Room, Kitchen / Dining Family Room with bi-folding doors to the rear and to the First Floor, Landing, 2 Bedrooms and a Shower Room. Externally there is a front lawned garden and a double width block paved driveway and to the rear is a paved courtyard garden. There is NO ONWARD CHAIN INVOLVED with the sale of the property. Viewing is highly recommended to fully appreciate the property and location on offer. PART EXCHANGE CONSIDERED, subject to conditions, further details upon request,

Detached House

Living Room

Superb Property, Bespoke Design

No Chain Involved

2 Bedrooms

Kitchen / Dining / Family Room

PART EXCHANGE CONSIDERED

EPC Rating:



LOUGHBOROUGH AVENUE, SUNDERLAND  
£295,000

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Entrance Hall  
Radiator, stairs to the first floor, alarm control panel

WC  
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled floor, recessed spot lighting, extractor.

Living Room  
17'5" x 10'10"  
The living room has a double glazed window to the front elevation, radiator, bi folding doors to the rear garden, opening to the kitchen.

Kitchen / Dining / Family Room  
19'2" max x 17'3" max  
A lovely open plan kitchen / dining / family room having a double glazed window to the front and rear elevation, bi folding doors to the rear garden, 2 radiators, recessed spot lighting.

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, sink and drainer with mixer tap, integrated washing machine, microwave, fridge and freezer, breakfast bar, electric oven, electric hob with extractor over, storage cupboard.

First Floor  
Landing, radiator, velux style window.

Bedroom 1  
16'3" max x 13'3" max  
Double glazed window, radiator, velux style window t-fall roof in part.

Bedroom 2  
16'3" max x 9'5" max  
Double glazed window, radiator, velux style window, t-fall roof in part.

Shower Room  
White suite comprising of a low level WC, chrome towel radiator, velux style window, t-fall roof in part, part tiled walls, tiled floor, wash

hand basin with mixer tap sat on a vanity unit, shower with rainfall style shower head and and additional shower attachment.

Externally  
Externally there is a front lawned garden and a double width block paved driveway and to the rear is a paved courtyard garden.

COUNCIL TAX  
The Council Tax Band is Band - TBC

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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