



MICHAEL HODGSON

estate agents & chartered surveyors

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## KINGS AVENUE, SUNDERLAND

£379,500

We are delighted to welcome to the market this superb 3 bed semi detached house that commands a much sought after location on Kings Avenue being within walking distance of the sea front and its stunning beaches and coastline, amenities, shops, bars and cafes. The property offers contemporary and stylish decor, plus many extras of note that will not fail to impress all who view. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting / Dining Room, Kitchen & Utility and to the First Floor there are 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio, gravelled area with inset paving in part, artificial grass lawn, paved patio to the rear of the garden covered by a pergola in addition to a storage shed. Viewing of this lovely family home is unreservedly recommended.

Semi Detached House

3 Bedrooms

Living Room

Sitting Room / Dining Room

Kitchen & Utility Area

Superb Property

Viewing Advised

EPC Rating: TBC



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Entrance Hall  
The entrance hall has a tiled floor, stained glass window to the side elevation, radiator, oak banister and handrail top to the staircase with glass inserts, cupboard under the stairs.

Living Room  
12'6" max x 14'4" max  
The living room has a double glazed box bay window to the front elevation, radiator, brick inset fireplace.

Sitting Room  
16'6" max x 12'5" max  
The sitting room has a double glazed box bay window to the rear elevation, wood strip floor, inset fireplace, 2 feature radiators.

Kitchen  
9'3" x 7'6"  
The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, sink and drainer with mixer tap, laminate floor, double glazed window, opening to:

Utility  
6'10" x 6'11"  
2 Double glazed windows, door to the rear garden, laminate floor, plumbed for washer.

First Floor  
Landing, stained glass window to the side elevation, loft access.

Bathroom  
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, freestanding modern bath with mixer tap and shower attachment, 2 double glazed windows, tiled floor, shower cubicle with rainfall style shower head, chrome towel radiator.

Bedroom 1  
12'11" max x 14'11" max  
First floor, double glazed box bay window with window seat, plinth heater.

Bedroom 2  
12'7" max x 12'5'3" max  
Rear facing, double glazed window, radiator, partial sea views in the distance.

Bedroom 3  
6'6" x 7'4"  
Front facing, double glazed window, radiator.

Externally  
Externally there is a front garden and driveway whilst to the rear is a lovely garden having a patio, gravelled area with inset paving in part, artificial grass lawn, paved patio to the rear of the garden covered by a pergola in addition to a storage shed.

COUNCIL TAX  
The Council Tax Band is Band C.

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

