



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



KIRKSTONE AVENUE, SUNDERLAND

£289,950

Situated in the highly sought after area of Fulwell we are delighted to offer to the market this beautifully presented 3 bedroom semi detached house on Kirkstone Avenue which is located close to respected schools, Sea Road and its many shops and amenities, Seaburn Metro Station with links to Sunderland City Centre as well as Newcastle and is within easy reach to the sea front. The property is likely to appeal to a wide variety of buyers having a stylish interior, many extras of note and will not fail to impress. Internally the living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Family / Dining Room and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front paved driveway providing off street parking and a rear garden with lawn, patio area and a door to the garage. Viewing of this immaculate home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

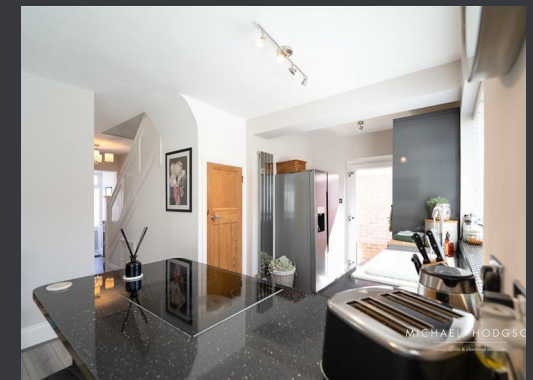
Kitchen/ Breakfast/ Dining Room

Garage

Rear Garden

Must Be Viewed

EPC Rating



KIRKSTONE AVENUE, SUNDERLAND

£289,950

Entrance Porch

leading to:

Inner Hall

The inner Hall has stairs to first floor, radiator, cupboard under stairs

Living Room

12'11" to bay x 11'7"

The Living Room is front facing having a double glazed bay window, feature fireplace with gas fire, radiator in bay

Kitchen / Breakfast / Dining Room

14'2" x 22'11"

The kitchen area has a range of floor and wall units, integrated dishwasher, washing machine , electric oven, electric hob, cupboard with wall mounted gas boiler, sink and drainer with mixer tap, plinth lighting, door to the rear, space for fridge/freezer, cupboard under stairs, double glazed window, chrome towel radiator.

The Dining area has a double glazed box bay window, radiator, wall mounted electric fire

First Floor

Landing, loft access

Bedroom 1

12'4" x 10'8"

Front facing double glazed window, radiator in bay

Bedroom 2

9'8" x 7'3"

Rear facing, double glazed window, radiator, mirror fronted sliding wardrobes

Bedroom 3/ Study

6'4" x 6'7"

Front facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal basin, bath with shower over, part tiled walls, two double glazed windows, chrome towel radiator

Externally

Externally the property has a front paved driveway providing off street parking and a rear garden with lawn, patio area and a door to the garage.

Garage

Single garage with electric up and over door, stainless steel sink and drainer with mixer tap

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 C

TENURE

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

