



MICHAEL HODGSON

estate agents & chartered surveyors

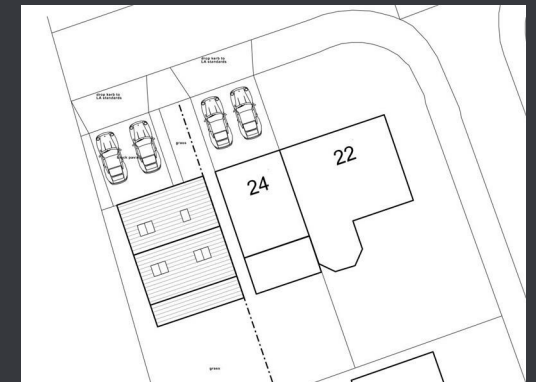
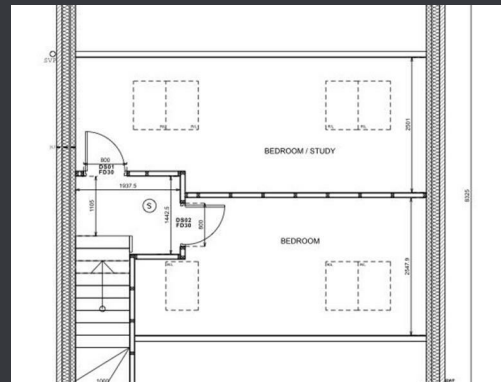


IRENE AVENUE, SUNDERLAND £299,950

CURRENTLY UNDER CONSTRUCTION - PART EXCHANGE CONSIDERED - SUBJECT TO CONDITIONS - The property when completed will comprise of a 4 bedroom, 3 storey detached house situated at the head of the cul-de-sac on Irene Avenue offering a discerning purchaser a lovely home once completed. Grangetown offers convenient access to local shops, schools and amenities as well as excellent transport links to Sunderland City Centre and the A19. The property will be finished to a high standard incorporating kitchens with integrated appliances, modern bathroom suites, contemporary décor and many extras of note. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Dining / Family Room and to the First Floor, landing, 2 Bedrooms, Family Bathroom and an En Suite to Bedroom1 and to the Second Floor, Landing and 2 Bedrooms. Externally there will be a full width block paved driveway and to the rear a lawned garden with patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised

Detached House
Living Room
Over 3 Floors
Viewing Advised

4 Bedrooms
Kitchen / Dining Room
Bathroom & En Suite
EPC Rating: TBC



IRENE AVENUE, SUNDERLAND
£299,950

Entrance Hall
Stairs to the first floor, radiator.

WC

Living Room
14'10" max x 19'0" max
The living room has 2 double glazed windows, provision for a high level wall mounted tv.

Kitchen/Dining Room
17'3" x 21'6"
A lovely open plan kitchen / dining / family room having a double glazed window to the rear elevation, bi folding doors to the rear elevation.

A new fitted kitchen, shaker style with granite worktops incorporating appliances....TBC

First Floor
Landing double glazed window, storage cupboard.

Bedroom 1
14'9" x 9'11"
Rear facing, double glazed window, radiator, storage cupboard, high level aerial point and power socket.

En Suite
New Suite TBC

Bedroom 2
9'10" x 9'8"
Front facing, double glazed window, radiator, high level aerial point and power socket.

Bathroom
TBC

Second Floor
Landing

Bedroom 3
T fall roof in part, 2 velux style windows, radiator, high level aerial point and power socket.

Bedroom 4
T fall roof in part, 2 velux style windows, radiator, high level aerial point and power socket.

Externally
Externally here will be a full width block paved driveway and to the rear a lawned garden with patio area.

Solar Panels
There are solar panels to the rear roof space.

COUNCIL TAX
The Council Tax Band is Band - to be confirmed once built

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

estate agents & chartered surveyors

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