



MICHAEL HODGSON

estate agents & chartered surveyors





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## NEWLANDS AVENUE, SUNDERLAND £950 Per Month

A 3 bedroomed semi detached "dutch style" bungalow situated on the much sought after Newlands Avenue which is just off Queen Alexandra Road commanding excellent access to local shops, schools and amenities as well as transport links to Sunderland City Centre and beyond. The property enjoys versatile, yet generous, living accommodation briefly comprising of: Entrance Hall, Living Room / Dining Room with wood burning stove, Ground Floor Bedroom or Reception Room, Kitchen / Breakfast Room, Shower Room and to the First Floor, Landing and 2 Bedrooms and a Bathroom. Externally there is a front garden, side block paved driveway whilst to the rear is a lovely garden having a paved patio, lower lawn and an additional paved patio to the rear and side. Viewing is highly recommended to appreciate the space, home and location on offer.

Semi Detached Bungalow

3 Bedrooms

Living / Dining Room

Bathroom & Shower Room

To Let

Viewing Advised

Dutch Style Bungalow

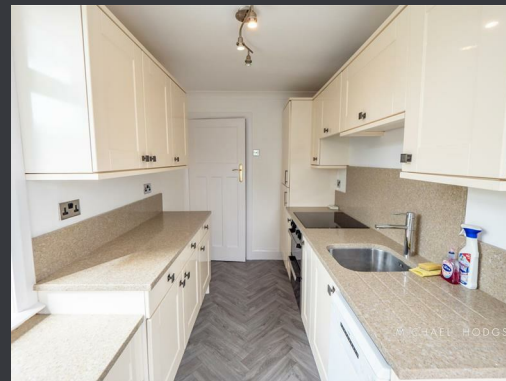
EPC Rating: D



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### Entrance Hall

The entrance hall has a double glazed window, radiator, return staircase to the first floor, cupboard under stairs.

### Living Room/ Dining Room

28'6" max x 11'11"

The living room/ dining room has a double glazed window to the front elevation, double glazed French doors opening to the rear garden, wood burning stove, two radiators,

### Bedroom 2

13'7" to bay x 13'3"

Front facing, double glazed bay, radiator in bay, range of fitted wardrobes with matching dressing table and drawers.

### Kitchen

6'7" x 12'3"

The kitchen has a comprehensive range if floor and wall units, granite worktops with matching splashback, sink and mixer tap, electric oven, electric hob, integrated fridge, freezer, extractor, double glazed window, double glazed French doors opening to the garden, integrated dishwasher, storage cupboard with wall mounted gas central heating boiler and plumbed for washer.

### Shower Room

Modern white suite comprising low level wc and wash hand basin set in a vanity unit, corner shower with rainfall style shower head and an additional shower attachment, chrome towel radiator, tiled walls and floor, double glazed window.

### First Floor

Landing

### Bedroom 1

9'6" x 18'9"

The master bedroom has a double glazed window to the front and rear elevation, full range of fitted wardrobes, radiator.

### Bedroom 3

11'10" x 6'1"

Double glazed window, radiator.

### Bathroom

Modern white suite comprising low level wc, wash hand basin with mixer tap and tiled splashback set on a vanity unit, bath with mixer tap, Velux style window, chrome towel radiator.

### Externally

Externally there is a front garden, side block paved driveway whilst to the rear is a lovely garden having a paved patio, lower lawn and an additional paved patio to the rear and side.

# M I C H A E L   H O D G S O N

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