



MICHAEL HODGSON

estate agents & chartered surveyors

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BYWELL AVENUE, SUNDERLAND

£279,950

We are delighted to bring to the market this superb 3 bed semi detached house which is ideally located on Bywell Avenue in Fulwell just off Thompson Road offering easy access to shop, schools, amenities, Seaburn Metro Station as well as excellent transport links. Internally the generous living provides ready to move into accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen / Dining / Family Room, WC and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front garden and a double width resin driveway and to the rear is a garden with paved patio, artificial grass lawn and stocked borders. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Semi Detached House

3 Bedrooms

Living / Dining Room

Kitchen / Dining / Family Room

Lovely Property

Viewing Advised

No Chain Involved

EPC Rating: TBC



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Entrance Hall
Radiator, stairs to the first floor, laminate floor.

Kitchen / Dining Room / Family Room
27'11" max x 22'6" max
A lovely open plan room having 2 double glazed box bay windows to the front elevation, laminate floor, double glazed window to the rear elevation, double glazed french doors to the garden, 3 radiators.

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, integrated dishwasher, electric hob with extractor over, 2 electric oven ,wine rack, integrated microwave.

Living Room / Dining Room
26'10" max x 13'1" max
The living room / dining room spans the full depth of the house having a double glazed bay window to the front and rear elevation, 2 double radiators, modern inset electric fire.

WC
Low level WC, radiator, wash hand basin with tiled splashback, laminate floor.

First Floor
Landing.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap and tiled splashback, shower cubicle, bath with mixer tap, double glazed window, recessed spot lighting, extractor, loft access, chrome towel radiator.

Bedroom 1
12'1" x 13'7" to bay
Front facing, double glazed bay window, double radiator.

Bedroom 2
12'5" x 11'9"
Rear facing, double glazed windows, radiator.

Bedroom 3
7'7" x 9'0"
Front facing, double glazed window, radiator.

Externally
Externally there is a front garden and a double width resin driveway and to the rear is a garden with paved patio, artificial grass lawn and stocked borders.

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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