



MICHAEL HODGSON

estate agents & chartered surveyors

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IRENE AVENUE, SUNDERLAND £289,999

The property comprises of a newly constructed 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 is 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 is a front full width block paved driveway whilst the rear is a garden with patio area and lawn. 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



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Entrance Hall
The Entrance Hall has a Herringbone style LVT flooring, radiator, alarm control panel, recessed spot lighting, stairs to the first floor

Living Room
12'5" x 14'9" to bay
The Living Room has a double glazed box bay window to the front elevation and an additional double glazed window, radiator, high level power socket and CAT 6 cabling point

Kitchen/Dining/Family Room
20'10" x 17'2"
A fantastic open plan Kitchen/Dining/Family Room hat has a Herringbone style LVT floor, two radiators recessed spot lighting, double glazed window to the rear elevation, bi-folding doors to the garden, pitched roof in part, high level power socket and CAT 6 cabling point.

The Kitchen has a new comprehensive range of floor and wall units, quartz worktops with matching splashbacks, stainless steel sink with mixer tap, integrated dishwasher, Bosch electric oven, Bosch hob with extractor over, cupboard with wall mounter gas central heating boiler,.

There is a central island with granite worktops with breakfast bar, storage cupboards below,

WC
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, LVT flooring, recessed spot lighting extractor

First Floor
Landing, double glazed window to the front elevation, storage cupboard. radiator

Bathroom
New modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap, chrome towel

radiator, fitted back lit mirror, tiled floor, part tiled walls, double glazed window, recessed spot lighting, extractor, walk-in shower with Rainfall style shower and an additional shower attachment, additional radiator

Bedroom 1
14'9" x 9'11"
Rear facing, double glazed window, radiator, recessed spot lighting, high level power socket, and CAT 6 cabling, storage cupboard

En Suite
White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, recessed spot lighting, extractor, part tiled walls, tiled floor, back lit mirror, shower cubicle with Rainfall style shower and an additional shower attachment

Bedroom 2
9'10" x 9'8"
Front facing, double glazed window, radiator, high level power socket and CAT 6 cabling point

Second Floor
Landing, radiator

Bedroom 3
17'4" x 7'6"
T-fall roof in part, radiator, two Velux style windows, recessed spot lighting, high level power socket, CAT 6 cabling point

Bedroom 4
T-fall roof in part, 2 Velux style windows, radiator, recessed spot lighting, high level power socket and CAT 6 cabling point

Externally
Externally there is a front full width block paved driveway whilst the rear is a garden with patio area and lawn

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

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