



MICHAEL HODGSON

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estate agents & chartered surveyors



SHIPLEY AVENUE, SUNDERLAND

£365,000

We are delighted to welcome to the market this immaculately presented 3 bed semi detached bungalow that commands a much sought after location on Shipley Avenue being within walking distance of the sea front and its beaches, amenities, shops, bars and cafes. The property offers contemporary and stylish decor, plus many extras of note that will not fail to impress all who view. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting / Dining Room, Bedroom 3 or Reception Room, Kitchen, Shower Room / WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and side driveway leading to the house and garage whilst to the rear there is a lovely garden having a porcelain patio to the rear of the house and a second porcelain patio to the rear and side of the garden. Viewing of this exceptional family home is unreservedly recommended.

Semi Detached Bungalow

2 / 3 Bedrooms

Living Room

Dining / Sitting Room

Ground Floor 3rd Bedroom
if Needed

Bathroom & Shower Room
/ WC

Viewing Advised

EPC Rating: TBC



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Entrance Hall
The entrance hall has a Wood strip floor,radiator, return staircase to the first floor, cupboard understairs, bay window to the side elevation

Living Room
11'10" x 15'9" to bay
The living room has a Double glazed bay window to the front elevation, feature fireplace, wood strip floor, radiator

Dining Room/Sitting Room
11'0" x 12'3"
A versatile room currently as a dining room having a Wood strip floor, bi-folding doors opening to the garden, radiator, feature fireplace

Kitchen
11'11" x 12'4"
The Kitchen has a range of floor and wall units, Belfast sink with mixer tap, integrated dishwasher, washing machine, fridge and freezer, tiled floor, range cooker, two double glazed windows, cupboard with wall mounted gas central heating boiler, door to the rear, radiator

Bedroom Three / Reception Room
12'10" x 12'1" to bay
Ground floor bedroom or reception room having a Double glazed bay window, wood strip floor, radiator

Shower Room/WC
White suite comprising low level wc, two double glazed windows, tiled floor, towel radiator, wash hand basin with mixer tap set on a vanity unit, corner shower

First Floor
Landing, loft access

Bedroom One
16'11" x 12'2"
A light and airy room having Two double glazed windows one to the front and rear elevations, radiator

Bedroom Two
12'5" x 8'2"
T-fall roof in part,Velux style window, radiator

Bathroom
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, free standing bath with claw feet with mixer tap and shower attachment, double glazed window, part tiled walls, tiled floor, towel radiator

External
Externally there is a front lawned garden and side driveway leading to the house and garage whilst to the rear there is a lovely garden having a porcelain patio to the rear of the house and a second porcelain patio to the rear and side of the garden.

Garage
Single garage accessed via an up and over garage door

COUNCIL TAX
The Council Tax Band is Band C

TENURE
We are advised by the Vendors that the property is XX. 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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