



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



## NILVERTON AVENUE, SUNDERLAND

£285,000

We are delighted to welcome to the market this superb 3 bed semi detached house situated on Nilverton Avenue just off The Cedars in Ashbrooke boasting an unrivalled location providing convenient access to local schools, amenities in addition to Sunderland City Centre being only a short car journey. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Dining Room and to the first floor 3 Bedrooms and Bathroom. Externally the property has a front driveway providing off street parking whilst to the rear the property enjoys a lovely garden with lawn and patio. Viewing of this lovely home is highly recommended.

Semi Detached House  
Living Room  
Garage  
Viewing Advised

3 Bedrooms  
Kitchen/ Dining Room  
Front & Rear Garden  
EPC Rating: D



# NILVERTON AVENUE, SUNDERLAND

## £285,000

---

**Entrance Hall**  
Tiled floor, stairs to the first floor, radiator, cupboard under stairs with wall mounted gas central heating boiler.

**Living Room**  
14'1" to bay x 11'6"  
The living room has a front facing double glazed bay window, radiator.

**Kitchen/ Dining Room**  
30'5" max x 12'7" max  
The kitchen/ dining room has a comprehensive range of floor and wall units with granite worktops, sink with mixer tap, integrated electric oven, integrated dishwasher, fridge/freezer and washing machine, breakfast island with granite worktops and storage under, induction hob, two radiators, recessed spot lighting, Bi folding door to the rear garden, double glazed window, door to the garage.

**First Floor**  
Landing, double glazed window to side elevation, loft access.

**Bedroom 1**  
10'7" x 15'3" to bay  
Front facing bedroom with double glazed window window, radiator and fitted wardrobes.

**Bedroom 2**  
12'7" x 10'8"  
Double glazed window, radiator, rear facing.

**Bedroom 3**  
7'10" x 7'6"  
Front facing, double glazed window, radiator.

**Bathroom**  
Luxury white suite comprising low level wc, wash hand basin on vanity unit, free standing bath with shower attachment, chrome towel radiator, shower with rainfall style shower head, double glazed window, recessed spot lighting.

**Garage**  
attached single garage

**Externally**  
Externally the property has a front driveway providing off street parking whilst to the rear the property enjoys a lovey garden with lawn and patio.

**FREE VALUATIONS**  
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

**MORTGAGE ADVICE**  
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

**COUNCIL TAX**  
The Council Tax Band is Band

**TENURE**  
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1934 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

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

