MICHAEL HODGSON

estate agents & chartered surveyors

LOUGHBOROUGH AVENUE, SUNDERLAND
£278,950

We are delighted to bring to the market this 3 bed semi detached house situated on Loughborough Avenue commanding a much sought after location offering easy access to Sunderland City Centre, the A19 in addition to well respected schools, shops and amenities. The property briefly comprising of: Entrance Hall, WC, Living Room, Dining Room, Kitchen, Sitting Room / Home Office and to the First Floor, landing 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage and to the rear is a lovely garden having a patio area, decking and lawn. Viewing of this lovely family home is unreservedly recommended to fully appreciate the space, home on offer.

Semi Detached House	3 Bedrooms
Living Room	Dining Room
Kitchen & Sitting Room	Garage & Gardens
Viewing Advised	EPC Rating: C

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Entrance Hall
The entrance hall has a wood strip floor, radiator, stairs to the first floor.

WC
Low level WC, wash hand basin with tiled splashback.

Living Room
14'9" x 14'9"
The living room has a large double glazed window to the first floor, radiator, feature fireplace with electric fire, opening to the dining room.

Dining Room
8'11" x 10'10"
The dining room has Double glazed French doors to the garden, serving hatch to the kitchen.

Kitchen
11'6" x 9'1"
The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, double glazed window, plumbed for washer, electric oven, gas hob with extractor over, serving hatch to the dining room.

Sitting Room
9'7" x 8'6"
A versatile reception room currently used as a sitting room but could be used for a variety of uses having a double glazed window, radiator, door to the garage.

First Floor
Landing, double glazed window.

Bedroom 1
11'5" x 11'3"
Two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 2
11'6" x 10'11"
Range of fitted wardrobes, double glazed window, radiator.

Bedroom 3
8'10" x 9'0"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with mixer tap, corner shower cubicle, tiled walls and floor, double glazed window.

Garage
Attached single garage.

Externally
Externally there is a front garden and driveway leading to the house and garage and to the rear is a lovely garden having a patio area, decking and lawn.

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

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