

MICHAEL HODGSON

estate agents & chartered surveyors



KINGARTH AVENUE, SUNDERLAND
£285,000

We are delighted to welcome to the market this rare to the market double fronted 2 bed mid link bungalow situated on the much sought after location on Kingarth Avenue being within walking distance of the sea front and its stunning beaches and coastline, amenities, shops, bars and cafes. The property offers a discerning purchaser a lovely home that should be viewed to be fully appreciated with the living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Breakfast / Dining Room, Kitchen, 2 Bedrooms and a Bathroom. Externally there is a front garden and gated driveway providing off street parking to the rear a multi levelled garden. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this exciting opportunity is unreservedly recommended to appreciate the home and location on offer.

- Bungalow
- Mid Link
- 2 Bedrooms
- Living Room
- Breakfast / Dining Room
- No Chain Involved
- Superb Location
- EPC Rating: TBC









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Entrance Vestibule
Laminate floor, leading to:

Inner Hall
The inner hallway has a laminate floor and leads to the living accommodation.

Living Room
14'3" to bay x 12'9"
The living room has a double glazed bay window to the front elevation, radiator in bay, fireplace, radiator, down lighting.

Bedroom 1
15'5" to bay x 15'10" max
Front facing double glazed bay window, radiator in bay, laminate floor, range of fitted wardrobes.

Bedroom 2
13'5" x 11'10"
Rear facing, double glazed window, radiator, down lighting.

Breakfast / Dining Room
9'1" x 7'10"
Double glazed window, radiator, laminate floor, access to the kitchen.

Kitchen
9'6" x 9'4"
The kitchen has a range of floor and wall units, double radiator, sink and drainer with mixer tap, wall mounted gas central heating boiler, electric oven, gas hob, door to the rear garden.

Bathroom
White suite comprising of a low level WC, pedestal basin, bath, shower cubicle, storage cupboard, double glazed window, radiator.

Externally
Externally there is a front garden and gated driveway providing off street parking to the rear a multi levelled garden.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is held on a leasehold basis for a term of 999 years from 1 August 1902. Any prospective purchaser should clarify this with their Solicitor

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