



**Offers Around £174,950**

## **Irene Avenue, SR2 9SZ**

We are pleased to offer this immaculately presented two bedroom semi-detached bungalow. Ideally located for local shops and amenities as well as providing good transport links.

As part of the improvements to this property, an excellent loft conversion has been added which provides an incredibly spacious first floor master bedroom adding flexibility to the property.

In brief the property comprises entrance hallway, living room, dining room, kitchen, two bedrooms and family bathroom and conservatory with updated solid roof. Externally there are low maintenance front and rear gardens as well as a driveway and single garage. The property also benefits from double glazing and gas central heating. Early viewing is recommended to avoid disappointment.



# Irene Avenue, Sunderland, SR2 9SZ

## Accommodation Comprises

### Entrance Hallway

### Living Room

17'2" x 10'9" (5.241 x 3.290)



Double glazed window, radiator, coving, gas fire

### Dining Room

9'5" x 8'5" (2.889 x 2.572)



### Kitchen

14'11" x 8'4" (4.570 x 2.559)



Double glazed window, radiator, fitted wall and base units with work surfaces, built in gas hob and oven, plumbed for washing machine, door to conservatory

### Family Bathroom

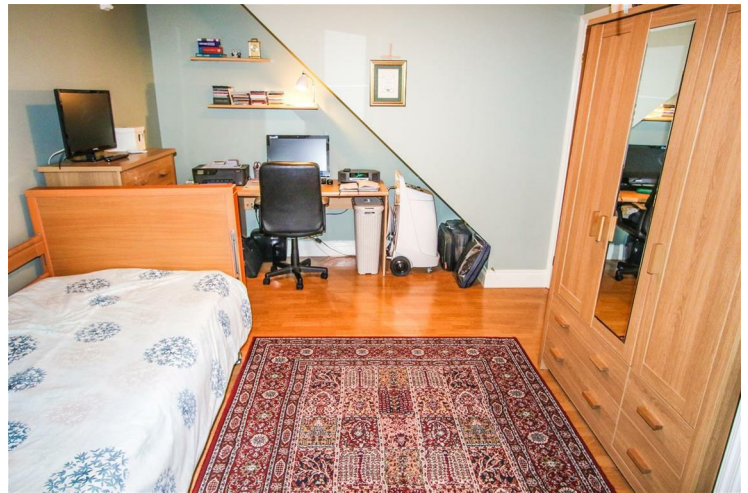
7'5" x 5'2" (2.266 x 1.590)



Double glazed window, low level WC, bath with shower over, pedestal wash hand basin

### Bedroom One

14'8" x 10'9" (4.489 x 3.301)



Patio door to conservatory, radiator, coving

### Conservatory

14'11" x 9'3" (4.571 x 2.825)



Solid roof conservatory, dining area

### Master Bedroom/Loft Conversion

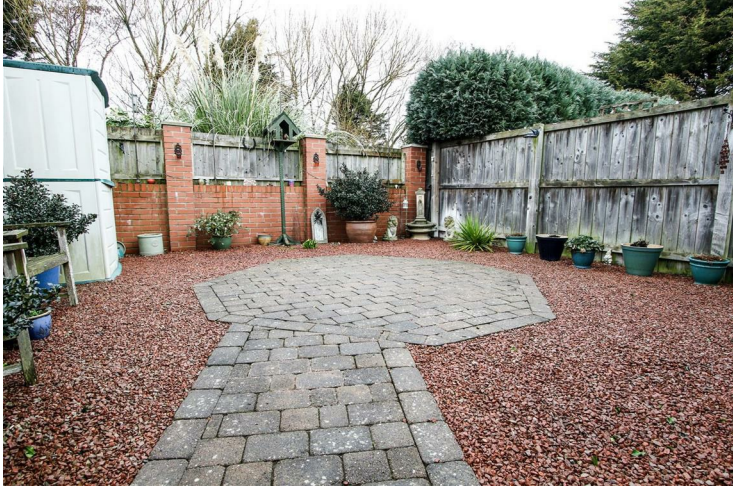
16'10" x 15'2" (5.141 x 4.648)



Vellux windows, radiator, several storage cupboards

### External

## Irene Avenue, Sunderland, SR2 9SZ



Low maintenance rear garden with block paving and gravel, single garage



Ground Floor  
Approximate Floor Area  
(72.36 sq.m)



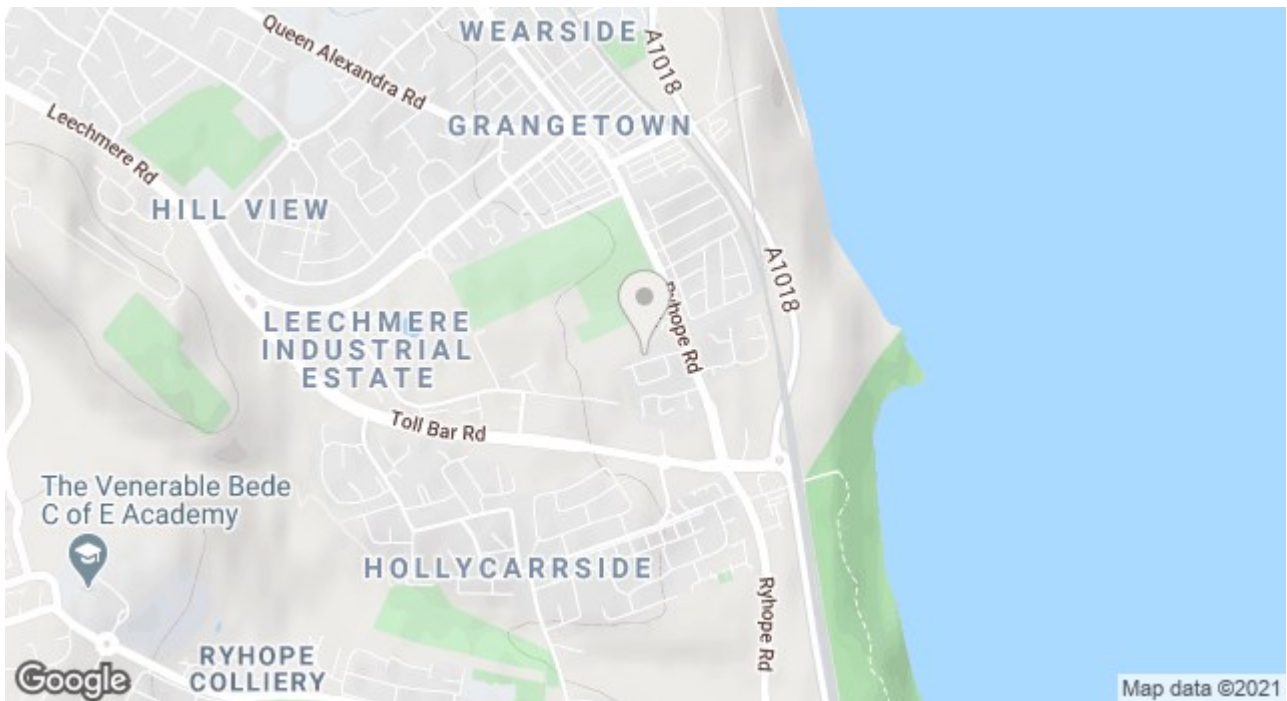
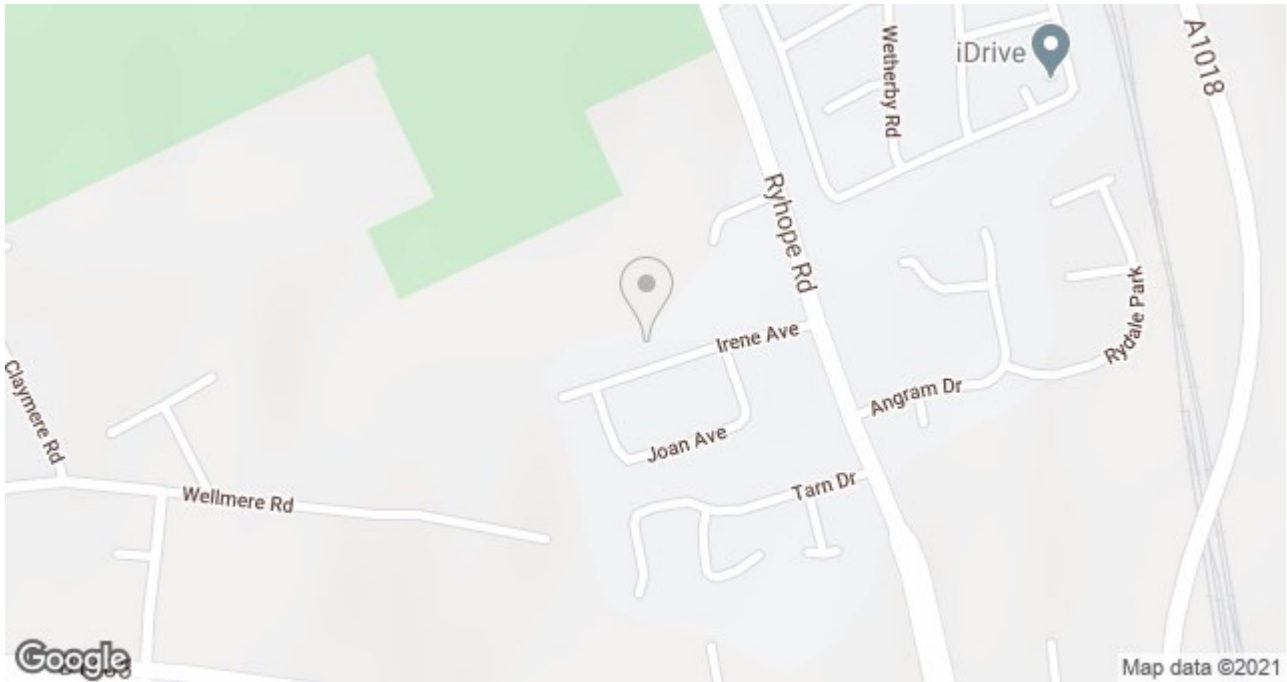
Room In Roof  
Approximate Floor Area  
(30.29 sq.m)

**21 Irene Ave Ryhope, Sunderland SR2 9SZ**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Irene Avenue, Sunderland, SR2 9SZ



**Purchasing Procedure** - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. **Very Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	