



MICHAEL HODGSON

estate agents & chartered surveyors



NILVERTON AVENUE, SUNDERLAND £259,950

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. Internally the generous living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room and to the First Floor 3 Bedrooms and a Bathroom. Externally there is a front garden, side driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area, raised borders and an artificial grass lawn. Viewing is highly recommended to fully appreciate this lovely family home.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Superb Property

Garage & Gardens

EPC Rating: D



NILVERTON AVENUE, SUNDERLAND

£259,950

Entrance Hall

Double glazed window, radiator, stairs to the first floor.

Living Room

16'6" to bay x 11'11"

The living room has a double glazed bay window to the front elevation, feature fire with electric fire, double radiator, coving to ceiling, opening to;

Dining Room

11'10" x 13'11"

The dining room has double glazed French doors opening to the rear garden, delft rack, radiator.

Kitchen / Breakfast Room

12'9" x 13'7"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, tiled floor, radiator, two double glazed windows, glass display cabinet, recessed spot lighting.

First Floor

Landing, double glazed window to the side elevation, loft access.

Bedroom 1

16'0" to bay x 9'0"

Front facing, double glazed bay window, range of fitted wardrobes.

Bedroom 2

11'11" x 14'2"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3

11'6" x 7'9"

Front facing, double glazed window, radiator.

Bathroom

Contemporary white suite comprising low level wc, pedestal basin

with mixer tap, double glazed window, bath with rainfall style shower head over and an additional shower attachment, recessed spot lighting, extractor, towel radiator

Externally

Externally there is a front garden, side driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area, raised borders and an artificial grass lawn.

Garage

Attached side garage accessed via an up and over garage door leading to the side garden.

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.

M I C H A E L H O D G S O N

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