



MICHAEL HODGSON

estate agents & chartered surveyors



PEMBROKE AVENUE, SUNDERLAND £125,000

A 2 bedroomed semi detached house situated on Pembroke Avenue in Silksworth that offers ready to move into accommodation that should be viewed to be fully appreciated. The property is ideally situated for easy access to local shops, schools and amenities as well as transport links. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen Dining Room and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front garden and block paved driveway and to the rear a garden with decking area, paved patio and enjoys an open aspect over the fields and beyond. Viewing is highly recommended.

Semi Detached House
Living Room
Gardens
Viewing Advised

2 Bedrooms
Kitchen / Dining Room
Open Aspect To The Rear
EPC Rating: D



PEMBROKE AVENUE, SUNDERLAND

£125,000

Entrance Hall

Double radiator, cupboard under stairs, stairs leading to the first floor.

Living Room

11'7" x 12'5"

The living room has a double glazed window to the front elevation, coving to ceiling, radiator, feature fireplace with multi fuel stove with tiled hearth.

Kitchen/ Dining Room

14'4" x 18'11" max

An open plan kitchen/ dining room situated to the rear if the house having a double glazed window, wall mounted gas central heating boiler, radiator, double glazed french doors leading to the garden, coving to ceiling.

The kitchen is fitted with a range of floor and wall units, tiled splashback, stainless steel sink and drainer, space for free standing cooker, space for free standing fridge freezer, plumbed for washer.

First Floor

Landing, loft access, window to the side elevation

Bedroom 1

18'2" x 11'5"

Front facing, two windows to the front elevation, storage cupboard, range of recessed wardrobes/ storage cupboard.

Bedroom 2

11'1" x 11'10"

Rear facing, double glazed window, storage cupboard.

Bathroom

White suite comprising low level wc, pedestal basin, bath with electric shower over, window to the rear, tiled walls, radiator.

Externally

Externally there is a front garden and block paved driveway and to the rear a garden with decking area, paved patio and enjoys an open aspect over the fields and beyond.

Workshop

Attached workshop / storage

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

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