



**Asking Price £180,000**

## **Victoria Avenue West, Grangetown, SR2 9PQ**

We would highly recommend an internal inspection of this visually attractive 2 bedroom semi detached home which is located at the head of this popular tree lined cul-de-sac, being just off Queen Alexandra Road.

Occupying an enviable garden plot this property offers immense scope for further development to create a magnificent family home whilst still having a substantial garden, subject to receiving the necessary planning consents.

Internally the spacious accommodation briefly comprises: entrance porch, reception hall, lounge, dinning room, kitchen with additional breakfasting room, at first floor there are 2 large double bedrooms and house bathroom with separate WC.

Externally the property benefits from beautifully presented gardens to front, rear and side together with detached single garage and summer house.

Additionally this property benefits from gas central heating and some double glazing.

# Victoria Avenue West, Sunderland, SR2 9PQ

## Porch

## Hall

Large under stair storage cupboard.

## Dining Room

15'8" x 11'11" (4.79m x 3.64m)



Access to garden/patio, gas fire

## Lounge

13'6" x 11'11" (4.11m x 3.64m)



Bay window to front, gas fire.

## Kitchen

11'11" x 7'10" (3.64m x 2.40m)



fitted kitchen, comprising of base & eye level units, co-ordinate worktop, floor standing gas boiler.

## Breakfast Room

9'3" x 5'10" (2.84m x 1.8m)



access to gardens

## First Floor

### Landing

## Bedroom

15'5" x 10'5" (4.71m x 3.2m)



Fitted wardrobes.

# Victoria Avenue West, Sunderland, SR2 9PQ

## Bedroom

13'6" x 12'0" (4.12m x 3.67m)



## Plot



## Bathroom



## Street Scene



## WC

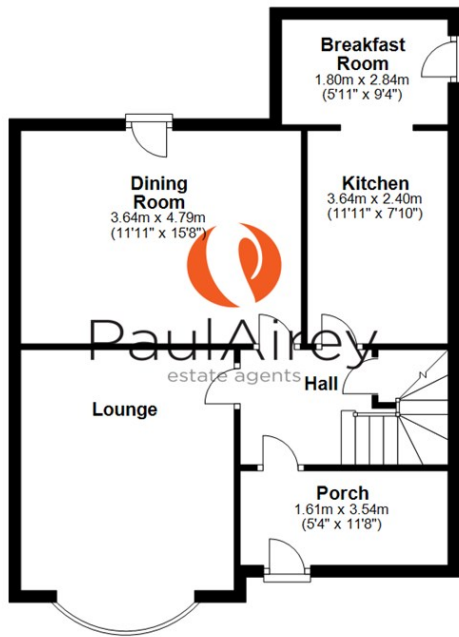
## Externally



Occupying an enviable head of cul-de-sac location this property offers stunning gardens to front, rear and side, which would allow for further development to create an amazing family home whilst keeping such extensive gardens. additionally there is a detached single garage and summer house to the rear.

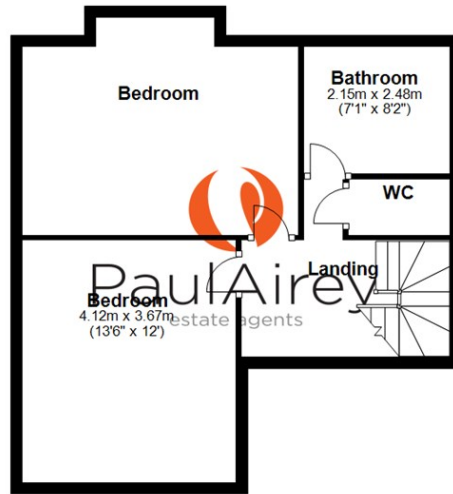
### Ground Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



### First Floor

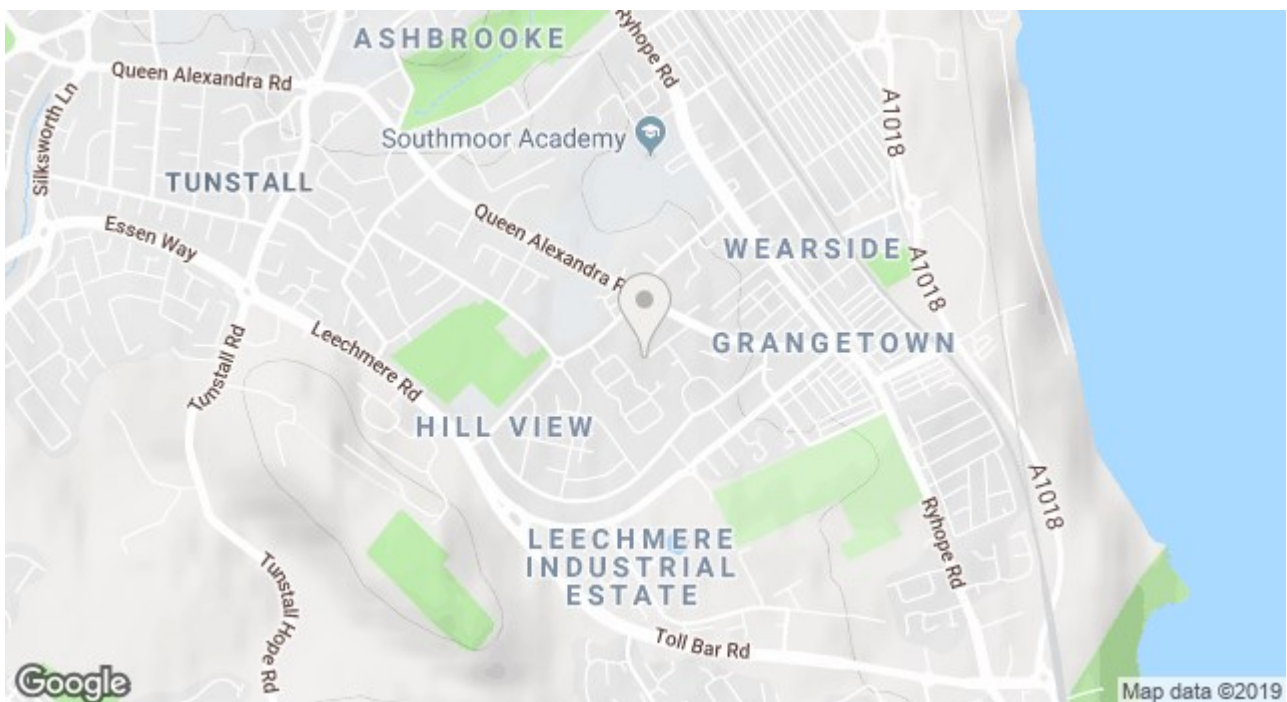
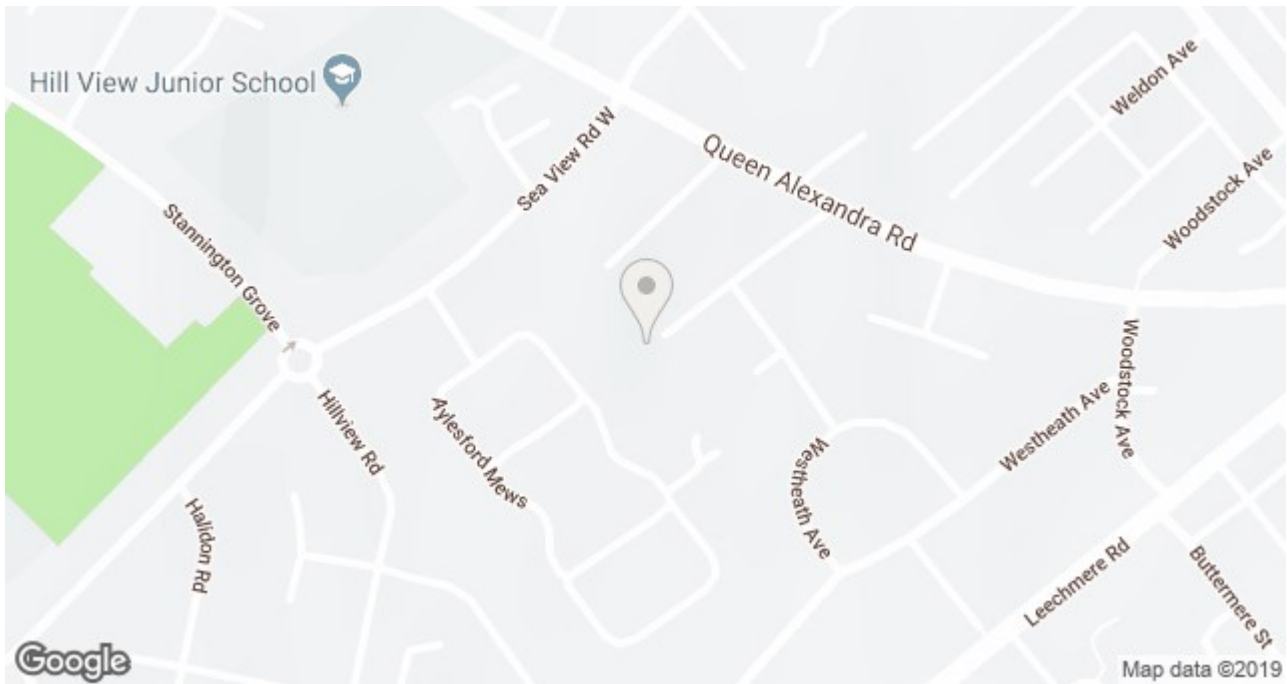
Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 108.7 sq. metres (1170.3 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.  
Plan produced using PlanUp.

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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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		33	
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			79
(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			
		27	
England & Wales		EU Directive 2002/91/EC	