



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

estate agents & chartered surveyors



ST. AIDANS AVENUE, SUNDERLAND £169,950

Having undergone a full scheme of modernisation and improvement this superb 3 bed semi detached house must be viewed to be fully appreciated. Internally the property benefits from new double glazing, a luxury bathroom suite, new kitchen, new floor coverings, contemporary decor, gas central heating and many extras of note. Situated on St Aidans Avenue in Grangetown the property is ideally located for easy access to Sunderland City Centre, the A19 in addition to local shops and amenities. The property briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining / Family Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a raised decking area and lawn. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

New Kitchen / Dining /
Family Room

New Bathroom

No Chain Involved

Stunning Property

EPC Rating: TBC



ST. AIDANS AVENUE, SUNDERLAND

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Entrance Porch

Two double glazed windows, tiled floor, leading to;

Inner Hall

Recessed spot lighting, radiator, stairs to the first floor with inset glass panels, cupboard under stairs.

Living Room

15'1" to bay x 11'9"

The living room has a double glazed bay window to the front elevation, radiator, provision for a wall mounted tv.

Kitchen / Family Room

17'7" x 13'8"

A superb open plan kitchen / family room having laminate floor, radiator, recessed slot lighting, double glazed window, double glazed patio door opening to the rear garden. provision for a wall mounted TV.

The kitchen has a new comprehensive range of floor and wall units, tiled splashback, breakfast bar, electric oven, gas hob with extractor over, sink and drainer with mixer tap, integrated fridge, freezer, washing machine.

First Floor

Landing, double glazed window, recessed spot lighting.

Bedroom 1

12'9" x 11'0"

Front facing, double glazed window, provision for a wall mounted TV.

Bedroom 2

10'11" x 8'0"

Rear facing, double glazed window, provision for a wall mounted TV

Bedroom 3

6'7" x 9'3"

Front facing, double glazed window, provision for a wall mounted TV

Bathroom

New contemporary white suite comprising low level wc and wash hand basin with mixer tap set in a vanity unit, bath with mixer tap and two shower attachments over, double glazed window chrome towel radiator, recessed spot lighting, extractor.

Garage

Attached single garage access via an insulated garage door, wall mounted gas central heating boiler

Externally

Externally there is a front block paved driveway leading to the house and garage whilst to the rear is a raised decking area and lawn

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