



Price Guide £279,950

Nilverton Avenue, SR2 7TS

A substantial 5 bedroom semi detached house with double garage and huge scope for development and improvement. The flexible accommodation provides 5 bedrooms at first floor together with three reception rooms at ground floor, the third ground floor reception has an en suite wc and therefore could easily accommodate a dependant relative. However we foresee a single storey extension across the rear elevation creating a large open plan family kitchen and living room with bi-folding doors and roof lights to maximise the secluded rear gardens.

This particular property is superbly located within the highly regarded Ashbrooke residential suburb and lies within on the most sought after cul de sacs within the city.

The property offers family accommodation which comprises of a reception porch, entrance hall, three reception rooms, newly appointed kitchen, together with 5 good sized bedrooms, one en suite and a house bathroom.

Additional features include a private garden to the rear which is not directly over looked. There is also off street parking for up to 3 cars with double garage.

Nilverton Avenue, Sunderland, SR2 7TS

Accommodation comprises

Entrance porch

Entrance hall

Living room

15'5" x 12'5" (4.7 x 3.8)



With bay window, feature fireplace.

Dining room

14'1" x 10'9" (4.3 x 3.3)

Kitchen

12'9" x 7'10" (3.9 x 2.4)



Newly appointed with a range of base and eye level units, coordinated worktops.

Study/ground floor bedroom

11'9" x 10'9" (3.6 x 3.3)



With adjoining wc.

First floor

Bedroom 1

8'2" x 7'10" (2.5 x 2.4)



Bedroom 2

11'1" x 8'10" (3.4 x 2.7)



Bedroom 3

8'10" x 9'2" (2.7 x 2.8)



Nilverton Avenue, Sunderland, SR2 7TS

Bedroom 4

13'9" x 11'9" (4.2 x 3.6)



Gardens to front and rear, driveway leading to garage.

Bedroom 5

16'0" x 12'1" (4.9 x 3.7)



With en-suite shower room.

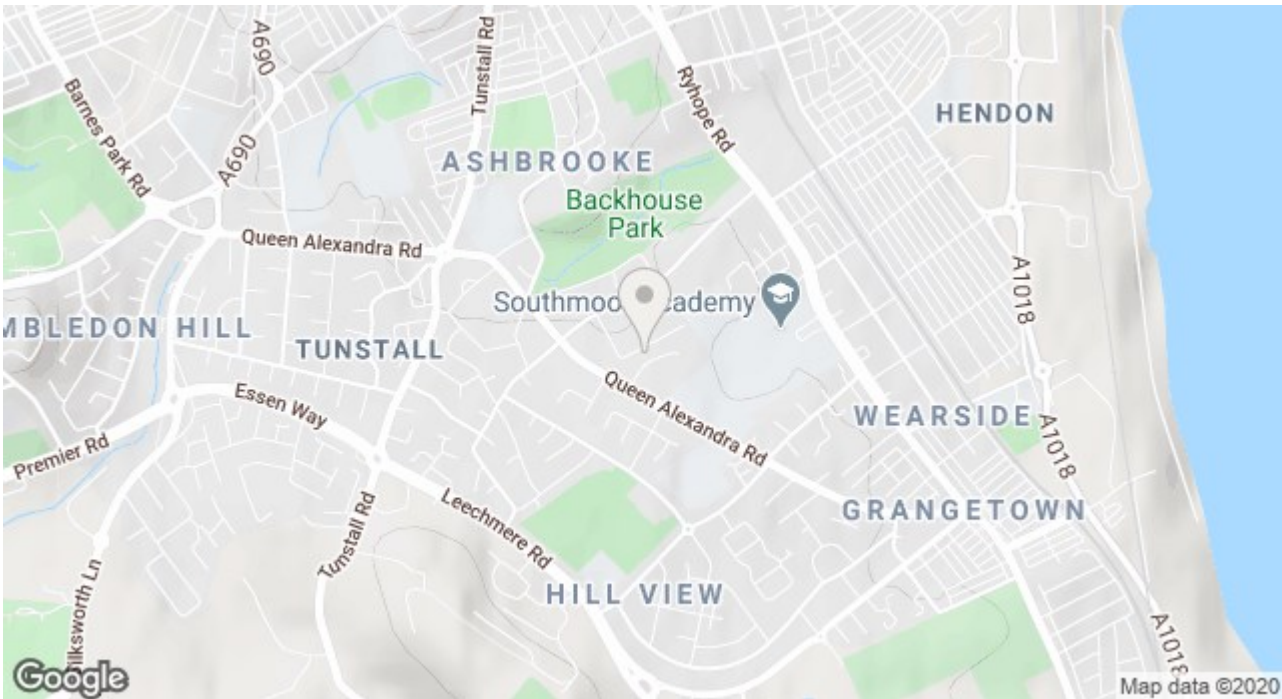
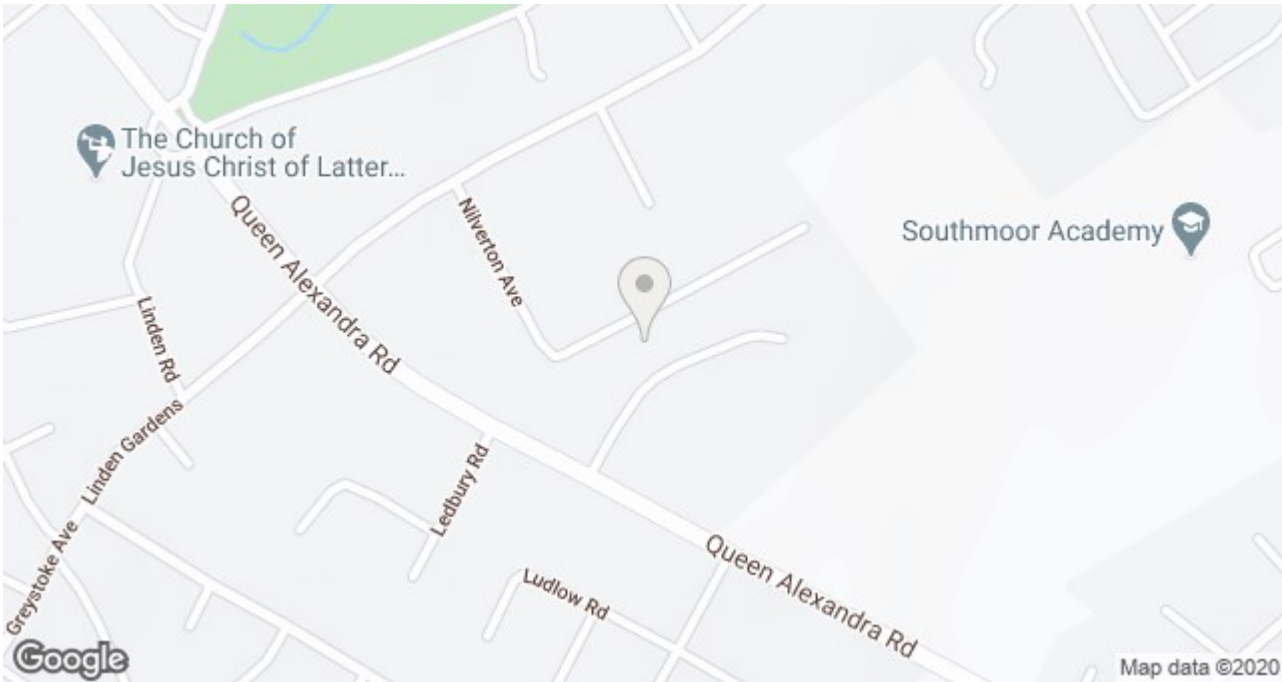
House bathroom



Comprising panel bath, pedestal basin and low level wc.

External

Nilverton Avenue, Sunderland, SR2 7TS



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			
		70	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	