



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## DENHAM AVENUE, SUNDERLAND

£245,000

We are delighted to bring to the market this greatly extended 3 bedroomed semi detached house situated on Denham Avenue in the highly regarded Seaburn area of Sunderland which is well placed for access to excellent local amenities including the sea front, schools, shopping facilities on Sea Road and the Metro system. The property has been meticulously extended and offers an opportunity to purchase a larger style semi-detached house providing spacious and versatile family accommodation benefiting from gas central heating, double glazing, luxury bathroom & en suite, contemporary décor, bespoke kitchen with integrated appliances and many extras of note. The living space briefly comprises of: Entrance Porch, Living Room, Dining Room, Kitchen / Breakfasting Room, Utility, WC and to the First Floor 3 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally there is a front lawned garden with double width driveway leading to the house whilst to the rear is a lovely garden with paved patio and lawn. Viewing of this simply exceptional home is unreservedly recommended.

Semi Detached House  
 3 Bedrooms  
 Dining Room  
 Bathroom & En Suite

Extended  
 Living Room  
 Kitchen / Breakfast Room  
 EPC Rating:



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### Entrance Porch

Two double glazed windows, leading to

### Living Room

18'6" max x 15'10"

The living room has a double glazed window to the front elevation, laminate floor, fireplace with inset multi fuel stove set on a tiled hearth, feature radiator, stairs to first floor.

### Dining Room / Sitting Room

16'10" x 8'11"

The dining room has two double glazed windows to the rear elevation, feature radiator, storage cupboard with wall mounted gas central heating boiler, additional storage/cloaks cupboard

### Kitchen / Breakfast Room

The kitchen has a comprehensive range of floor and wall units, earthstone worktops with matching splashback, sink and drainer with mixer tap, breakfast bar, wine rack, contemporary radiator, double glazed window to the rear elevation, velux style window set in a vaulted ceiling, tiled floor, double electric NEFF oven, integrated NEFF microwave, electric NEFF hob with extractor over, integrated fridge, freezer and dishwasher.

### Utility

5'7" x 4'9"

The utility has a range of floor and wall units, plumbed for washer and dryer, laminate floor, recess spot lighting

### WC

Low level WC, wash hand basin set on a vanity unit, recessed spot lighting.

### First Floor

#### Landing

#### Bedroom 1

12'9" max x 13'8" max

Front facing, two double glazed windows, radiator

### En Suite

Modern white suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, double glazed window, corner shower with tiled surround, loft access, laminate floor, double glazed window

### Bedroom 2

8'8" x 14'8" max

Front facing, double glazed window, laminate floor, recess spot lighting, feature radiator

### Bedroom 3

9'11" x 10'10"

Rear facing, double glazed window, radiator

### Bathroom

Luxury white suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, corner shower with tiled surround and rainfall style shower head, two double glazed windows, bath with mixer tap and shower attachment, towel radiator, recess spot lighting

### External

Externally there is a front lawned garden with double width driveway leading to the house whilst to the rear is a lovely garden with paved patio and lawn.

### Garage / Store

Reduced size integral garage due to utility area and WC accessed via an electric roller shutter.

### 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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