



MICHAEL HODGSON

estate agents & chartered surveyors

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VICTORIA AVENUE, SUNDERLAND

£435,000

Undoubtedly one of the finest examples of its type we are delighted to welcome to the market this exquisite 6 bed, three-storey semi detached house commanding an exceptional location on the much sought after and highly desirable Victoria Avenue in Grangetown that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The property has been improved and modernised by the current owners to an exacting standard offering a discerning purchaser a contemporary and stylish home of considerable charm and character benefiting from generous yet versatile living accommodation that is arranged over three floors briefly comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, Shower Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom whilst to the Second Floor there are 2 further Bedrooms. Externally there is a front garden and block paved driveway whilst to the rear there is a superb garden boasting a paved patio, generous lawn, well stocked borders with plants trees and shrubs in addition to a lovely decking area to the rear of the garden. There is the additional benefit of an outside store room. Viewing of this lovely home is unreservedly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

Living Room

Kitchen / Breakfast Room

Stunning Property

6 Bedrooms

Dining Room

Bathroom & Shower Room

EPC Rating: E



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Entrance Porch

The entrance porch has a mosaic tiled floor, two double glazed windows, leading to:

Inner Hall

Stained glass window to the side elevation, laminate floor with underfloor heating

Living Room

20'2" x 14'7"

The Living Room has a double glazed box bay window to the front elevation with two window seats, modern inset gas fire, under floor heating.

Dining Room

19'10" x 12'9"

The Dining Room has double glazed French doors leading the rear garden, laminate floor with underfloor heating, modern inset gas fire

Kitchen/Breakfast Room

10'0" x 15'4"

The Kitchen has a comprehensive range of floor and wall units, tiled floor, corian worktops, gas hob, electric oven, integrated dishwasher, fridge, microwave, sink with mixer tap, double glazed window, recessed spot lighting, breakfasting island with gas hob and breakfast bar.

Utility

10'9" x 5'0"

Floor and wall units, tiled floor, radiator, door to the rear garden, access to the shower room.

Shower Room

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with Rainfall style showerhead and an additional shower attachment, two double glazed windows, tiled wall and floor, radiator extractor, recessed spot lighting

First Floor

Landing, vellum style window, storage cupboard

Bedroom One

14'11" x 16'5"

Front facing, three double glazed windows, ornate feature fireplace, radiator

Bedroom Two

10'0" x 16'6"

Rear facing, glazed windows, radiator

Bedroom Three

8'4" x 10'9"

Front facing, double glazed window, laminate floor, radiator

Bedroom Four

9'11" x 8'0"

Rear facing, double glazed window, radiator, lamiet floor, range of fitted wardrobes

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, modern bath with mixer tap and shower attachment, electric chrome towel radiator, shower with Rainfall style shower head, double glazed window, tiled walls and floor, recessed spot lighting

Second Floor

Landing, double glazed window, storage under eaves, access to the Loft Space

Bedroom Five

11'6" x 6'10"

Side facing, double glazed window, radiator, laminate floor

Bedroom Six

8'10" x 13'5"

Rear facing, double glazed window, double radiator, laminate floor

Loft Space

Velux style window, t-fall roof in part, recessed spot lighting

External

Externally there is a front garden and block paved driveway whilst to the rear there is a superb garden boasting a paved patio, generous lawn, well stocked borders with plants trees and shrubs in addition to a lovely decking area to the rear of the garden. There is the additional benefit of an outside store room.

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