



MICHAEL HODGSON

estate agents & chartered surveyors

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## BROOMSHIELDS AVENUE, SUNDERLAND £275,000

This superb 3 bed semi detached house will not fail to impress all who view being situated on the cul-de-sac of Broomshields Avenue in Fulwell commanding a much sought after location providing convenient access to excellent transport links, Sunderland City Centre, Seaburn Metro Station and well respected schools, shops and amenities. The versatile living space briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway providing off street parking whilst to the rear is a lovely garden enjoying an open aspect having a decking area, paved patio, lawn and in addition to a second decking area to the rear of the garden and a garden room that has been used as a home office. Viewing of this lovely home is unreservedly recommended.

Semi Detached House  
Living Room  
Garage & Gardens  
Viewing Advised

3 Bedrooms  
Dining Room  
Lovely Property  
EPC Rating:



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### Entrance Hall

The entrance hall has a tiled floor, stairs to the first floor, cupboard under the stairs.

### Dining Room

13'2" x 13'3" to the bay

Front facing reception room currently used as a dining room having a double glazed bay window, with plantation shutters, radiator, feature fireplace with gas fire.

### Living Room

13'1" x 13'8" to the bay

The living room has a double glazed bay window to the rear elevation, radiator.

### Kitchen

18'8" max x 6'1" max

The kitchen has a range of floor and wall units, gas hob with extractor over, stainless steel sink and drainer with mixer tap, 2 double glazed windows, recessed spot lighting, tiled floor, radiator, double glazed window to the garden, integrated dish washer.

### First Floor

Landing, double glazed window with plantation shutter to the side elevation, loft access.

### Bedroom 1

13'11" to the bay x 11'11" max

Rear facing, double glazed bay window, cupboard with wall mounted gas central heated boiler, radiator.

### Bedroom 2

12'10" max x 13'8" max

Front facing, double glazed bay window with plantation shutters, radiator.

### Bedroom 3

7'5" x 5'6"

Front facing, double glazed window with plantation shutters, full range of fitted wardrobes.

### Bathroom

White suite comprising of a low level WC and a wash hand basin with mixer tap sat on a vanity unit, shower cubicle with rainfall style shower head and an additional shower attachment, 2 double glazed windows, chrome towel radiators, tiled floor, bath with mixer tap.

### Loft

Accessed via ladders on the landing, Velux style window, radiator.

### Externally

Externally there is a front block paved driveway providing off street parking whilst to the rear is a lovely garden enjoying an open aspect having a decking area, paved patio, lawn and in addition to a second decking area to the rear of the garden and a garden room that has been used as a home office.

### Garage

11'5" max x 20'10" max

Accessed via an electric shutter and to the rear is plumbed for a washer and dryer.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1st June 1938. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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