



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





MICHAEL HODGSON  
estate agents & chartered surveyors

## DENHAM AVENUE, SUNDERLAND

£269,950

We are delighted to bring to the market this recently extended and modernised 3 bed roomed 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 improved and will not fail to impress all who view and offers an opportunity to purchase a larger style semi-detached house providing living accommodation benefiting from gas central heating, double glazing, new bathroom & en suite, contemporary décor, new bespoke kitchen with integrated appliances and many extras of note. The living space briefly comprises of: Entrance Porch, Living Room, Kitchen / Dining / Family Room, Utility, WC and to the First Floor 3 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally there is a front double width block paved driveway leading to the house and to the rear is a garden with porcelain tiled patio area. Viewing of this simply exceptional home is unreservedly recommended.

Semi Detached House  
Living Room  
Bathroom & En Suite  
No Chain Involved

3 Bedrooms  
Kitchen / Dining / Family Room  
Recently Extended and Modernised  
EPC Rating: TBC



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors



MICHAEL HODGSON  
estate agents & chartered surveyors

## DENHAM AVENUE, SUNDERLAND

£269,950

---

### Entrance Porch

Radiator, LVT flooring.

### Living Room

15'6" max x 14'6" max

The living room has a herringbone style LVT floor, 2 radiators, 2 double glazed windows, stairs to the first floor.

### Kitchen / Dining / Family Room

23'10" max x 18'7" max

A lovely open plan kitchen / dining / family room having a herringbone style LVT floor, double glazed window to the rear elevation, double glazed french doors to the rear garden, 2 radiators, recessed spot lighting to the kitchen area, double glazed window to the side elevation.

The kitchen has a new range of floor and wall units, electric hob with extractor over, breakfast bar, stainless steel sink and drainer with mixer tap, electric oven integrated microwave, fridge and freezer.

### Utility

4'4" x 6'0"

Wall mounted gas central heating boiler, plumbed for washer, double glazed window, LVT flooring, radiator.

### WC

White suite comprising of a wall hung wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, LVT flooring, recessed spot lighting, extractor.

### First Floor

Landing, loft access

### Bedroom 1

13'3" x 7'1"

Front facing, 2 double glazed windows, radiator.

### En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap on a vanity unit, chrome towel radiator, double glazed window, tiled walls and floor, recessed spot lighting, extractor, shower cubicle with rainfall style shower head and a additional shower attachment.

### Bedroom 2

15'4" max x 12'9" max

Front facing, 4 double glazed windows, radiator.

### Bedroom 3

9'11" x 8'10"

Rear facing, double glazed window, radiator.

### Bathroom

Contemporary white suite comprising of a low level WC, corner shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, recessed spot lighting, extractor, wall hung wash hand basin with mixer tap sat on a vanity unit, freestanding bath with mixer tap and shower attachment.

### Externally

Externally there is a front double width block paved driveway leading to the house and to the rear is a garden with porcelain tiled patio area.

### Store Room

Accessed via an electric roller shutter, door access to the utility.

### COUNCIL TAX

The Council Tax Band is Band B.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

