



MICHAEL HODGSON

estate agents & chartered surveyors

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AYTON AVENUE, SUNDERLAND

£900 Per Month

This superb 3 bed semi detached house must be viewed to be fully appreciated being situated on Ayton Avenue in Grangetown the property is ideally located for easy access to Sunderland City Centre, the A19 in addition to local shops and amenities. The property benefits from gas central heating, double glazing and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway and garden whilst to the rear is a garden with paved patio area and lawn. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House
Living Room
Superb Bathroom
Viewing Advised

3 Bedrooms
Kitchen / Dining Room
Garage & Gardens
EPC Rating: D



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Entrance Hall
Radiator, stairs to the first floor, cupboard under the stairs

Externally there is a front block paved driveway and garden whilst to the rear is a garden with paved patio area and lawn

Living Room
12'0" x 18'9" to bay
The living room has a double glazed bay window to the front elevation, radiator, electric fire

Kitchen / Dining Room
18'2" x 13'5"

First Floor
Landing, double glazed window to the side elevation

Bedroom
8'11" x 9'5"
Front facing, double glazed window, radiator

Bedroom
6'11" x 8'3"
Front facing, double glazed window, radiator

Bedroom
9'4" x 9'1"
Rear facing, double glazed window, radiator

Bathroom
White suite comprising low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, tiled walls and floor, radiator

Second Floor
Accessed via stairs from the landing, T-fall roof in part, two velux style windows

Garage
Attached single garage

External

M I C H A E L H O D G S O N

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