



MICHAEL HODGSON

estate agents & chartered surveyors

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## KIRKSTONE AVENUE, SUNDERLAND

£279,950

Situated in the highly sought after area of Fulwell we are delighted to offer to the market this beautifully presented 3 bedroom semi detached house on Kirkstone Avenue which is located close to respected schools, Sea Road and its many shops and amenities, Seaburn Metro Station with links to Sunderland City Centre as well as Newcastle and is within easy reach to the sea front. The property is likely to appeal to a wide variety of buyers having a stylish interior, many extras of note and will not fail to impress. Internally the living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Family / Dining Room and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front paved driveway providing off street parking and a rear garden with lawn, patio area and a door to the garage. Viewing of this immaculate home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

3 Bedrooms

Living Room

Kitchen/ Breakfast/ Dining Room

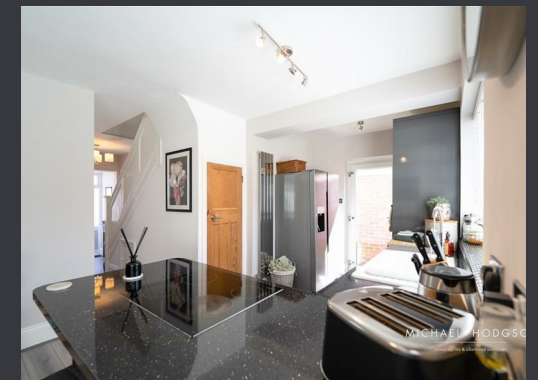
Garage

Rear Garden

Must Be Viewed

EPC Rating: D

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### Entrance Porch

leading to:

### Inner Hall

The inner Hall has stairs to first floor, radiator, cupboard under stairs

### Living Room

12'11" to bay x 11'7"

The Living Room is front facing having a double glazed bay window, feature fireplace with gas fire, radiator in bay

### Kitchen / Breakfast / Dining Room

14'2" x 22'11"

The kitchen area has a range of floor and wall units, integrated dishwasher, washing machine , electric oven, electric hob, cupboard with wall mounted gas boiler, sink and drainer with mixer tap, plinth lighting, door to the rear, space for fridge/freezer, cupboard under stairs, double glazed window, chrome towel radiator.

The Dining area has a double glazed box bay window, radiator, wall mounted electric fire

### First Floor

Landing, loft access

### Bedroom 1

12'4" x 10'8"

Front facing double glazed window, radiator in bay

### Bedroom 2

9'8" x 7'3"

Rear facing, double glazed window, radiator, mirror fronted sliding wardrobes

### Bedroom 3/ Study

6'4" x 6'7"

Front facing, double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal basin, bath with shower over, part tiled walls, two double glazed windows, chrome towel radiator

### Externally

Externally the property has a front paved driveway providing off street parking and a rear garden with lawn, patio area and a door to the garage.

### Garage

Single garage with electric up and over door, stainless steel sink and drainer with mixer tap

### 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.

### COUNCIL TAX

The Council Tax Band is Band C

### TENURE

We are advised by the Vendors that the property is Leasehold. 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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