MICHAEL HODGSON

estate agents & chartered surveyors

CORTINA AVENUE, SUNDERLAND
£299,950

We off to the market this 4 bedroom semi detached house. The property is located on Cortina Avenue in the popular are of High Barnes being close to local schools shops, amenities, Sunderland Royal Hospital and road links to the A19 and Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Living Room, Wc, Kitchen/ Dining/ Family Room, Utility and to the First Floor 4 Bedrooms, Family Bathroom & Shower Room. Externally the property has a from garden with artificial lawn and driveway for off street parking whilst to the rear there is a artificial lawn and patio area and side gate. Viewing of this property is highly recommended.

Semi Detached House	4 Bedrooms
Living Room	Kitchen/ Dining/ Family Room
Garden	Garage
Must be Viewed	EPC Rating

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Entrance Hall
The entrance hall has stairs to the first floor, radiator.

WC
Low level WC, pedestal basin.

Living Room
12'3" max x 13'6" to bay
Front facing living room having a double glazed bay window, radiator, feature fire place with electric burner style fire.

Kitchen/Family/Dining Room
27'1" max x 19'5" max
Open plan room having a feature fire place with log burner, two double glazed doors to the garden, t fall roof in part with two velux style windows, radiator, the kitchen area has a range of floor and wall units, intergated fridge freezer, space for a double cooker with extractor, sink and drainer, recessed lighting in part.

Utility
3'10" x 7'2"
The utility has a double glazed window, plumbed for washer and space for a dishwasher.

First Floor
Landing, loft access

Bedroom 1
13'6" to bay x 10'3"
Front facing, double glazed bay window, radiator, fitted wardrobes.

Bedroom 2
11'3" max x 12'2" max
Rear facing, double glazed window, radiator, fitted wardrobes.

Bedroom 3
8'1" max x 11'3" max
Front facing, double glazed window, radiator, fitted wardrobe.

Bedroom 4
7'9" x 8'7"
Rear facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin, free standing roll top bath with shower attachment, radiator, two double glazed window.

Shower Room
Shower, wash hand basin on vanity unit, radiator, double glazed window.

Garage
Access via an up and over door, wall mounted gas central heating boiler.

Externally
Externally there is a front paved driveway for off street parking and artificial lawn, to the rear of the property is an artificial lawn, patio area and side gate.

COUNCIL TAX
The Council Tax Band is Band D.

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

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