



MICHAEL HODGSON

estate agents & chartered surveyors

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NICHOLAS AVENUE, SUNDERLAND £450,000

Commanding a much sought after location in Whitburn Village this detached bungalow offers a superb location on Nicholas Avenue providing easy access to the sea front, beach and its shops, restaurants and amenities as well being in commuting distance of Sunderland and South Shields and beyond. The property benefits from versatile living accommodation briefly comprising of: Entrance Porch, Inner Hall, WC / Cloaks, Living Room, Kitchen, Dining Room or 3rd Bedroom, 2 Bedrooms and a Shower Room. Externally there is a front garden and block paved driveway leading to the garage whist to the rear a block paved patio, gravelled garden area and stocked borders. Viewing of this excellent property is highly recommended to fully appreciate the space and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

- Detached Bungalow
- Living Room
- Dining Room or 3rd Bedroom
- No Chain Involved
- 2 or 3 Bedrooms
- Kitchen
- Garage & Gardens
- EPC Rating:D



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Entrance Porch

Large double glazed window to the front elevation, tiled floor, leading to

Inner Hall

Two radiators, storage cupboard

WC

White suite comprising low level wc, wash hand basin with mixer tap, chrome towel radiator, tiled walls and floor, recessed spotlighting, extractor

Living Room

14'2" x 26'0"

The living room has a large double glazed window to the front and double glazed window and door leading to the rear garden, feature fireplace with electric fire, radiator

Kitchen

11'2" x 11'10"

The kitchen has a range of floor and wall units, tiled splash back, electric hob with extractor over, electric oven, sink and drainer with mixer tap, integrated dishwasher, fridge and freezer, recessed spot lighting, double glazed window, door to the garage, radiator, wine rack

Dining Room / Bedroom 3

9'11" x 12'3"

Double glazed window, radiator, rear facing

Bedroom 1

10'11" x 11'0"

Rear facing, double glazed window, radiator, full range of fitted wardrobes

Bedroom 2

14'0" x 12'5"

Front facing, double glazed window, double radiator, range of fitted wardrobes

Shower Room

Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, walk in shower, double glazed window, recessed spot lighting, extractor, tiled walls and floor, chrome towel radiator

Garage

Attached garage accessed via an electric roller shutter, wall mounted gas boiler , electric charging point

Externally

Externally there is a front garden and block paved driveway leading to the garage whist to the rear a block paved patio, gravelled garden area and stocked borders

COUNCIL TAX

The Council Tax Band is Band E

TENURE

We are advised by the Vendors that the property is held on a long leasehold basis for a term of 999 years from 1st April 1959. Any prospective purchaser should clarify this with their Solicitor

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

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.

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

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