



MICHAEL HODGSON

estate agents & chartered surveyors

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## NILVERTON AVENUE, SUNDERLAND

£389,950

An exciting opportunity to purchase an immaculately presented and impressive greatly recently extended 4 bed semi detached house situated on the highly regarded and much sought after Nilverton Avenue which is accessed off The Cedars in left Ashbrooke commanding a much sought after and highly regarded location providing convenient access to local shops, schools and amenities as well as excellent transport link to Sunderland City Centre. The property will not fail to impress all who views benefitting from a stunning kitchen / dining / family room with impressive bespoke kitchen with integrated appliances, a high degree of specification, stylish and contemporary decor, lovely family bathroom and en suite and many extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room with bi folding doors to the garden and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and a Dressing Area and En Suite to Bedroom 1. Externally there is a full width block paved driveway providing off street parking for a number of cars and to the rear a garden with paved patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached House

4 Bedrooms

Bathroom & En Suite

Stunning Property

Recently Extended

Kitchen / Dining / Family Room

Garage & Gardens

EPC Rating: TBC



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### Entrance Hall

The entrance hall has a herringbone style karndean floor, recessed spot lighting, cupboard under the stairs.

### Living Room

12'4" max x 15'5" max

The living room has a double glazed bay window to the front elevation, media wall with inset shelving and space for a wall mounted TV.

### Kitchen / Dining / Family Room

27'9" x 18'3"

An impressive open plan kitchen / dining / family room having a herringbone style karndean floor, bi folding doors to the rear garden, vaulted ceiling in part with four velux style windows, two radiators, recessed spot lighting.

The kitchen has a range of hand painted floor and wall units, quartz worktops, brass handles, electric hob with extractor over, electric oven, integrated fridge/freezer, dishwasher, washing machine, wine fridge. There is a central island with double Belfast sink with mixer tap, quartz worktops, breakfast bar.

### First Floor

#### Landing

#### Bedroom 1

7'4" x 10'8"

Front facing, double glazed window, radiator, recessed spot lighting.

#### Dressing Area

7'4" x 10'8"

Space for a dressing table and wardrobe and access to the ensuite, recessed spot lighting.

#### En Suite

Modern white suite comprising of a low level WC, pedestal basin with mixer tap, radiator, double glazed window, extractor, tiled walls and floor, shower with rainfall style shower head and an additional shower attachment, recessed spot lighting.

#### Bedroom 2

10'11" x 16'0"

Front facing, double glazed bay window, radiator, up lighting.

#### Bedroom 3

10'9" x 12'2"

Rear facing double glazed window, radiator, up lighting.

#### Bedroom 4

7'11" x 8'2"

Front facing, double glazed window, radiator.

#### Bathroom

Contemporary white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, freestanding bath with mixer tap and shower attachment, recessed spot lighting, extractor, tiled walls and floor, towel radiator,

#### Externally

Externally there is a full width block paved driveway providing off street parking for a number of cars and to the rear a garden with paved patio area and lawn.

#### Garage

Integral single garage.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band is Band C.

# M I C H A E L   H O D G S O N

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