

Nilverton Avenue
Ashbrooke
Sunderland
SR2 7TS







Nilverton Avenue

Offers In The Region Of £220,000

INTRODUCTION

SENSATIONAL OPPORTUNITY - ONE OF THE BEST ADDRESSES IN THE CITY - LARGER STYLE 3 BEDROOM SEMI-DETACHED - MULTI CAR DRIVEWAY - DETACHED GARAGE WITH REMOTE DOOR - EXTENDED KITCHEN - REQUIRES SOME GENERAL UPDATING - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, meter cupboard. 3 doors leading off, 2 to reception rooms, 1 to extended dining kitchen.

RECEPTION ROOM 1

15'7 x 13'9

Very generous front facing reception room.

Carpet flooring, front facing white uPVC double-glazed bay window and radiator beneath. The 9ft high ceilings adds to the sense of space and proportions.

RECEPTION ROOM 2

16'8 x 12'2

Also very generous rear facing.

Carpet flooring, rear facing white uPVC double-glazed window and radiator beneath. This room also has 9ft high ceilings.

DINING KITCHEN

18'3 x 8'0

Extended dining kitchen provides additional space to the rear.

Laminate wood-effect flooring, range of fitted units to wall and floor with laminate work surfaces, double electric integrated oven, integrated 4 ring gas hob and feature extractor hood, quartz style sink with bowl and a half, single drainer and matching Monobloc tap, integrated washing machine, integrated fridge, integrated freezer, floor mounted Worcester Bosch central heating boiler, white uPVC double-glazed window to the rear and side, white uPVC double-glazed exit door to the side exiting onto a raised decked patio.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

10'1 x 7'9

Recently renovated to a wet room style bathroom, vinyl flooring, toilet with low level cistern, wall mounted sink with chrome taps, separate bath with chrome taps and showerhead attachment with glass shower screen over and separate electric shower which drains onto a wet room style floor. 2 white uPVC double-glazed windows, side and rear facing, large radiator, recessed lights to ceiling and tasteful tile choices to the walls, loft hatch.

BEDROOM 1

16'0 x 10'2

Very spacious front double bedroom.

Carpet flooring, 2 double radiators, large white uPVC double-glazed bay window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with matching dressing table and drawers and bedside cabinets.

BEDROOM 3

10'4 x 8'2

Large for 3rd bedroom in this large style of home.

Radiator, front facing white uPVC double-glazed window, carpet flooring. This would be classed as a small double or very generous single bedroom.

BEDROOM 2

13'9 x 11'0

Large rear double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden and quality nearby homes. Built in cupboards either side of the chimney breast provide a good degree of storage and hanging space.

GARAGE

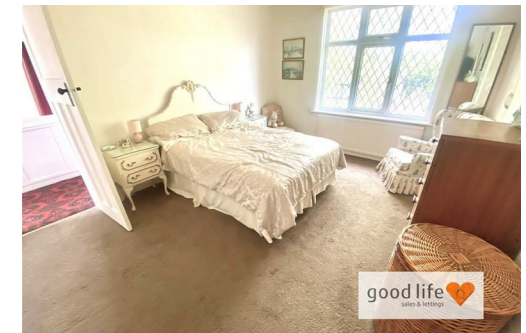
15'0 x 8'5

Remote controller roller shutter door, electric sockets and lighting, timber exit door to the rear of the garage providing direct access into the garden and rear patio.

EXTERNALLY

Block paved driveway suitable for parking 2 or more vehicles, detached garage with remote roller shutter door, well maintained front garden.

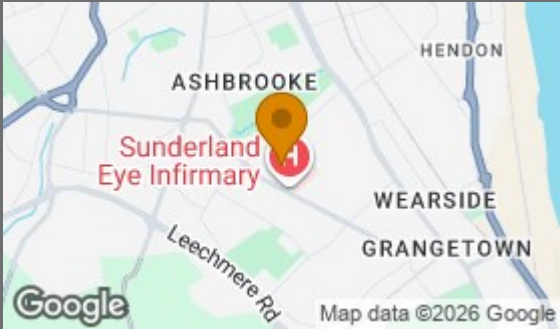
The rear garden has an approx. west facing aspect which means it benefits from sunshine particularly in the afternoon and evening. There is a raised decked patio immediately outside the kitchen door, offering a lovely space to sit and enjoy the afternoon/evening sun. Mature shrubs and planting throughout the rear garden, boundary fencing to 3 sides with very pleasant outlook towards quality neighbouring homes.



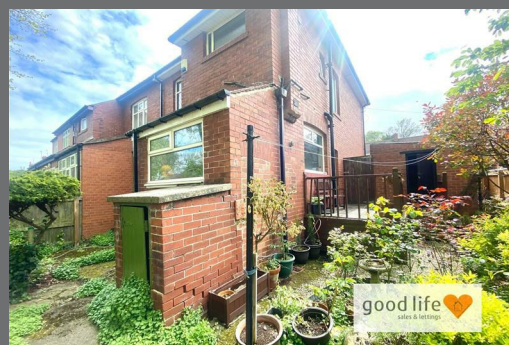
Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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