Irene Avenue

, Sunderland SR2 9SZ

- WELL MAINTAINED SEMI DETACHED BUNGALOW
- FITTED KITCHEN
- LOW MAINENANCE GARDENS
- NEWLY DECORATED
- 2 MILES FROM SUNDERLAND CITY CENTRE
- LOUNGE & SUN ROOM
- SHOWER ROOM
- GAS COMBI BOILER INSTALLED IN 2024
- NEW FLOOR COVERINGS
- NO ONWARD CHAIN

Asking Price £180,000

Council Tax Band: B
EPC Rating:

FULL DESCRIPTION
Well maintained semi detached bungalow, available with early vacant possession and no onward chain.
Accessed via a UPVC entrance door to the hallway with doors to the lounge with feature fireplace and inset gas fire. A fitted kitchen opens onto the UPVC double glazed sun room and there are two bedrooms and shower room. Externally there's on street parking and low maintenance gardens to the front and rear of the property.
Benefiting from a gas combi boiler installed in 2024 and radiators to all rooms, new floor coverings, re-decoration, damp roofing work in both the lounge and kitchen and UPVC double glazing throughout.
Grangetown is situated 2 miles southeast of Sunderland City Centre with easy access to local shops and amenities as well as being within close proximity to scenic spots like Tunstall Hills. The A690, A19 and Doxford International Business Park are also within easy reach.
This is an excellent property in a very convenient location, viewings are strongly recommended.

ENTRANCE HALLWAY
UPVC entrance door leading to hallway with radiator and loft access.

LOUNGE
16'0" x 10'9"
Radiator and feature fire surround with inset gas fire.

KITCHEN
365m x 448m
Range of floor units with laminate worktop and inset stainless steel sink and drainer unit with mixer tap. Storage cupboard housing the gas combi boiler, vinyl flooring, tiled splashbacks, and double radiator.

SUN ROOM
5'8" x 6'5"
UPVC double glazed with vinyl flooring, spot lighting and rear entrance door.

BEDROOM 1
14'0" x 10'10"
Double radiator.

BEDROOM 2
8'4" x 8'9"
Double radiator.

BATHROOM
White suite comprising: vanity storage unit incorporating WC na d inset wash hand basin, corner shower cubicle with mains fed shower, vinyl flooring, décor panelled walls, chrome heated towel rail and spot lighting.

GARDENS
Low maintenance gardens to the front and rear resin and mature planted borders.

EPC.
EPC Rating -
EPC Link -

LEASEHOLD.
We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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